

PUBLIC HEARING(S)

ACT 381 BROWNFIELD PLAN

Gateway Project

**Keweenaw Gateway, LLC
College Avenue
Houghton County, City of Houghton
Houghton County Brownfield Redevelopment Authority**

August 7, 2025

**MICHIGAN
GROWTH
ADVISORS**



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Approved by the Brownfield Redevelopment Authority on _____

Approved by the City of Houghton on _____

Approved by Houghton County on _____

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ACT 381 BROWNFIELD PLAN

1.0 INTRODUCTION

1.1 **Proposed Redevelopment and Future Use for Each Eligible Property**

The proposed redevelopment consists of eight parcels that total approximately 1.4 acres in the City of Houghton. The project will include the demolition of the site and existing structure to make way for a parking structure with a commercial structure and residential structure built atop the parking structure. The residential portion of the project is expected to include 16 new units, including 12 units available for rent and 4 condominium units available for sale. The size of the residential structure is expected to be approximately 25,252-square feet. The residential units are expected to be two-bedroom, two-bathroom units and approximately 1,100-square feet each. The commercial portion of the project is expected to include an approximately 9,436-square foot structure that is expected to be occupied by a bank. The parking structure is expected to include 39 parking spaces and is expected to be approximately 12,983-square feet.

The total capital investment on the project is expected to be \$10.1 million. Construction on the project is planned to begin in the fall of 2025 and will be completed by fall of 2026.

1.2 **Identification of Housing Need**

Specific Housing Need

According to the State of Michigan Housing Data Portal, the share of homes that are vacant and available over time has been dropping dramatically over the last 5 years in Houghton County, compared to the State of Michigan. In 2017, the share of homes that were vacant and available in Houghton County was 4.2%, compared to 2.5% across the State of Michigan. However, as of 2022, the share of homes that were vacant and available in Houghton County was 1.7%, compared to 1.9% across the State of Michigan, representing a 2.5 percentage point drop over a 5-year period in vacancy.

Approximately 52.9% of all renter households in Houghton County are cost burdened. According to the Partnership A Data for the Houghton Market, which includes Keweenaw and Baraga counties, only 4% of the total housing stock was built after 2010, while 55.3% of the total housing stock was built before 1970, indicating a dramatically aging housing stock in the area. Partnership A Data indicates a total market demand for the area of 597 units, including 400 renter units and 197 owner units over the next 5 years to meet demand.

Additionally, the Houghton County Five Year Master Plan (2024-2028) indicates a growing number of short-term rental homes are being built or have been designated from existing housing stock, which has had an impact on housing

availability and affordability for the County and its residents.

Job Growth Data

According to the United States Census Bureau, total employment in Houghton County between 2021 to 2022 increased by 5.3%. In October 2024, Northern Hardwoods Lumber made capital improvements to their facility in Houghton County which will protect 85 high-paying jobs in the county. In October 2023, Calumet Electronics invested \$51 million in their facility to expand production capacity, which will retain the company's existing 250 employees with expectations that the company will increase headcount in the coming years as a result of the project and industry demand. Due to the job growth seen in the County between 2021 and 2022, and the economic development project announcements that are expected to retain and increase jobs in the future, the job growth in the region supports the need for additional housing supply.

1.3 Eligible Property Information

Basis of Eligibility

Public Act 381 of 1996 ("Act 381"), as amended, defines Housing Property as A property on which 1 or more units of residential housing are proposed to be constructed, rehabilitated, or otherwise designated to be used as a dwelling and for which Eligible Activities are identified under a Brownfield Plan. The development proposes 16 housing units on Parcels #30-052-401-005-00, #30-052-401-014-00 and #30-052-401-003-10, of which 12 will be housing units for income qualified households, thus this parcel is Eligible Property under Act 381.

Parcels #30-052-401-012-00, #30-052-401-011-00, #30-052-401-013-00, #30-052-401-010-10, and #30-052-401-014-50 are each a "Facility" as defined by Part 201 of Michigan's Natural Resources and Environmental Protection Act ("NREPA"), Act 451 of 1994, as amended, due to the presence of copper, selenium, mercury, barium, zinc, and arsenic in concentrations in excess of the Michigan Department of Environment, Great Lakes, and Energy (EGLE) Groundwater Surface Water Interface Protection (GSIP) criteria. Polycyclic aromatic hydrocarbons (PAHs) were also identified exceeding the Residential and Nonresidential Particulate Soil Inhalation Criteria (Soil RPSI & NRPSI). Verification of Facility status is contained in Attachment C.

Location and Legal Description

The property attributable to the Residential development includes 3 parcels with Parcel ID descriptions and legal descriptions identified below. The three parcels attributable to the Residential Development are approximately 0.86 acres in size. These parcels are eligible property as Housing Property.

908 College Avenue

Parcel ID: 30-052-401-005-00

0.379 Acres

Houghton, MI 49931

Legal Description:

HO11-A-5 LOTS 5 & 6, BLK A, EXCEPT THAT PORTION OF LOT 6 DESCRIBED AS FOLLOWS: COM AT THE SW CORNER OF LOT 6, WHICH IS THE POB OF EXCEPTED PARCEL; TH N 09 DEG 13' E 7.93'; TH S 61 DEG 22' E 25.55'; THEN N 79 DEG 27' 00" W 24.10' TO THE POB, OF SUPERVISOR'S PLAT OF EAST HOUGHTON

908 College Avenue
Houghton, MI 49931

Parcel ID: 30-052-401-014-00

0.116 Acres

Legal Description:

LOT 14 EXCEPT THE N 50 FEET BLK A SUPERVISOR'S PLAT OF EAST HOUGHTON. SPLIT ON 03/14/2000 INTO 401-014-50;

912 College Avenue
Houghton, MI 49931

Parcel ID: 30-052-401-003-10

0.363 Acres

Legal Description:

HO11-A-4 LOTS 3 & 4, & LOT 15 BLK A SUPERVISOR'S PLAT OF EAST HOUGHTON. COMBINED ON 01/04/2016 FROM 052-401-003-00 & 052-401-015-00 INTO 052-401-003-10;

The property attributable to the commercial development includes 5 parcels with Parcel ID descriptions included below. A single legal description for the 5 parcels is included. The estimated acreage of the property attributable to the bank is 0.60 acres. These parcels are eligible property as a Facility.

[V/L]
Houghton, MI 49931

Parcel ID: 30-052-401-012-00

[V/L]
Houghton, MI 49931

Parcel ID: 30-052-401-011-00

[V/L]
Houghton, MI 49931

Parcel ID: 30-052-401-013-00

902 College Avenue
Houghton, MI 49931

Parcel ID: 30-052-401-010-10

908 College Avenue
Houghton, MI 49931

Parcel ID: 30-052-401-014-50

Legal Description:

Part of Lots 7, 8, 9, 11, 12, 13, and 14, Block A, Supervisors Plat of East Houghton, according to the recorded plat thereof, City of Houghton, Houghton County, Michigan, described as follows:

Commencing at the Southeast corner of said Lot 7; then along the East line of said Lot 7, N09°54'43"E 7.93 feet to the Northerly right-of-way line of Highway US-41 (College Avenue), also being the POINT OF BEGINNING; then the following five (5) courses along said Northerly right-of-way line, N59°36'35"W 52.40 feet; then N55°20'35"W 79.72 feet; then N35°54'35"W 37.92 feet to the Northerly corner of Lot 10 of said Block A; then along the Easterly line of said Lot 11, S31°35'30"W 4.01 feet; then 47.65 feet along a 319.49 foot radius non-tangent curve to the left with a delta angle of 08°32'43" and a chord bearing N64°08'22"W 47.61 feet; then N24°56'23"W 33.94 feet; then N09°31'44"W 23.90 feet; then N88°05'53"E 225.42 feet; then S70°26'45"E 94.75 feet to the East line of said Lot 14; then along the East line of said Lot 14, S00°07'01"W 7.52 feet to the South line of the North 50 feet of said Lot 14; then along said South line, S89°54'38"W 101.50 feet to the West line of said Lot 14; then along said West line of Lot 14, S00°00'27"W 46.16 feet to the Northwest corner of Lot 6 of said Block A; then N87°32'43"W (previously recorded as N89°04'30"W) 8.32 feet; then S05°01'34"W 96.86 feet (previously recorded as S04°19'W 96.04 feet) to the POINT OF BEGINNING, containing 0.60 acres, more or less.

Subject to all exceptions, restrictions, reservations and conditions contained in prior conveyances of record.

2.0 Information Required by Section 13(2) of the Statute

2.1 Description of Costs to Be Paid for With Tax Increment Revenues

Tax increment revenues will be used to reimburse Keweenaw Gateway, LLC ("Developer") for the cost of Eligible Activities as authorized by Act 381. Michigan State Housing Development Authority ("MSHDA") approved Housing Development Activities, Michigan Strategic Fund ("MSF") approved non-environmental eligible activities, and statutorily approved EGLE Environmental Eligible Activities will be reimbursed with Local and State Tax Increment Revenues ("TIR").

The total cost of Eligible Activities including contingency are anticipated to be \$4,981,600. Interest on unreimbursed Eligible Activities is also included as an Eligible Activity, which is estimated to be \$2,262,571. Funding to the State Brownfield Redevelopment Fund is anticipated to be \$536,683. Administrative fees captured by the Authority are estimated to be \$268,820. The estimated cost of all Eligible Activities under this Brownfield Plan is summarized in Table 1. The total EGLE Eligible Activity estimate is \$45,000. The Total MSHDA Eligible Activity estimate is \$2,820,600. The total MSF Eligible Activity estimate is \$2,116,000.

Environmental Activities

Department specific activities considered under this Brownfield Plan include a Phase I and Phase II Environmental Site Assessment ("ESA") and Baseline Environmental Assessment ("BEA").

Non-Environmental Activities

Because the basis of Brownfield Eligible Property is "Housing Property" for Parcels under Public Act 381, Housing Development Activities considered under this Brownfield Plan include site preparation, demolition and infrastructure activities that are necessary for new housing development for income qualified households on Eligible Property.

Because the City of Houghton is a Qualified Local Unit of Government ("QLUG"), additional non-environmental costs ("Michigan Strategic Fund ("MSF") Eligible Activities") can be reimbursed through a brownfield plan. This Brownfield Plan contemplates Infrastructure Improvements and Site Preparation as MSF Eligible Activities related to the Facility property on Parcels #30-052-401-012-00, #30-052-401-011-00, #30-052-401-013-00, #30-052-401-010-10, and #30-052-401-014-50.

2.2 Summary of Eligible Activities

2.2.1 EGLE Eligible Activities

A Phase I and Phase II Environmental Site Assessment and Baseline Environmental Site Assessment will be required for the project and is anticipated to cost \$45,000. This is a cost statutorily approved for reimbursement with school taxes.

2.2.2 MSF Eligible Activities

2.2.2.1 Site Preparation

Site preparation activities include temporary facilities, temporary site and traffic control, geotechnical engineering, grading, and staking. Engineering and design of these activities are also included as Eligible Activities. The total cost of site preparation is estimated to be \$40,000.

2.2.2.2 Infrastructure Improvements

Infrastructure improvement activities will include the construction of an integrated underground parking structure. Engineering and design of these activities are also included as Eligible Activities. The total cost of these infrastructure improvements is anticipated to be \$1,800,000.

2.2.2.3 Contingency

A 15% contingency on Demolition, Site Preparation, and Infrastructure Improvement activities is included in this Plan. The contingency is \$276,000.

2.2.3 MSHDA Eligible Activities

2.2.3.1 Demolition

Demolition will include site and building demolition of existing structures on the property. Engineering and design of these activities are also included as Eligible Activities. The total cost of demolition activities is estimated to be \$150,000.

2.2.3.2 Infrastructure

Infrastructure activities will include the construction of sidewalks, driveways, sanitary sewer mains and connections, water mains and connections, EV charging stations, and structured parking and parking areas. Engineering and design of these activities are also included as Eligible Activities. The total cost of these infrastructure activities is anticipated to be \$2,135,000.

2.2.3.3 Site Preparation

Site preparation activities include temporary facilities, temporary site and traffic control, geotechnical engineering, grading, and staking. Engineering and design of these activities are also included as Eligible Activities. The total cost of site preparation is estimated to be \$59,000.

2.2.3.4 Interest

This Brownfield Plan allows for 5% simple interest rate on the unreimbursed balance of developer's Eligible Activities. The total interest accrual associated with Eligible Activities is estimated at \$2,262,571.

2.2.3.5 Contingency

A 15% contingency is included on Infrastructure and Site Preparation costs. The contingency is \$351,600.

2.2.3.6 Brownfield Plan and Act 381 Work Preparation

The cost to prepare the Brownfield Plan and Act 381 Work Plan is anticipated to be \$25,000.

2.2.3.7 Brownfield Plan Implementation

The cost of implementing the Brownfield Plan is anticipated to be \$100,000.

2.2.4 Local Brownfield Revolving Fund

The Local Brownfield Revolving Fund capture under this project is estimated at \$268,820.

2.3 Estimate of Captured Taxable Value and Tax Increment Revenues

An estimate of the captured taxable value for this redevelopment by year is depicted in Table 2. This Brownfield Plan captures all available TIR, including real and personal property TIR.

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

The Eligible Activities will be financed by the developer and reimbursed as outlined in this Brownfield Plan and accompanying development agreement. No advances from the City or County are anticipated.

2.5 Maximum Amount of Note or Bonded Indebtedness

No note or bonded indebtedness for this project is anticipated.

2.6 Duration of Brownfield Plan

The duration of this Brownfield Plan is estimated to be 23 years. Redevelopment of the property is estimated to be completed in 2026 and that full recapture of Developer Eligible Activities, Interest and Administrative and Operating Costs of the Authority will continue until 2048. Capture of TIR is expected to begin in 2026, however could be delayed for up to 5 years after the approval of this Brownfield Plan as permitted by Act 381. In no event shall capture extend beyond 30 year as required by Act 381. An analysis showing the reimbursement schedule is attached as Table 3.

2.7 Estimated Impact of Tax Increment Financing on Revenues of Taxing Jurisdictions

An estimate of the impact of tax increment financing on the revenues of all taxing jurisdictions is illustrated in detail within Table 2.

2.8 Legal Description, Property Map, Statement of Qualifying Characteristics and Personal Property

The property consists of eight parcels which are approximately 1.4 acres in size and is located at 902 College Avenue, 908 College Avenue, 908 College Avenue, 908 College Avenue, [V/L], [V/L], [V/L] and 912 College Avenue in the City of Houghton, Houghton County (Parcel Identification Number 30-052-401-010-10, 30-052-401-005-00, 30-052-401-014-00, 30-052-401-014-50, 30-052-401-013-00, 30-052-401-012-00, 30-052-401-011-00, and 30-052-401-003-10, respectively). A legal description of the properties along with a scaled map showing Eligible Property dimensions, is attached as Figure 1.

Parcels #30-052-401-005-00, #30-052-401-014-00 and #30-052-401-003-10 are considered Eligible Property due to the development of residential housing units on the property with Eligible Activities included in a Brownfield Plan, as defined in Section 2p(ii) and Section 2(y) of Public Act 381 of 1996, as amended.

Parcels #30-052-401-012-00, #30-052-401-011-00, #30-052-401-013-00, #30-052-401-010-10 and #30-052-401-014-50 are considered Eligible Property due to the presence of contaminants, in excess of the Michigan Department of Environment, Great Lakes, and Energy (EGLE) generic cleanup criteria. The property is defined as a "facility."

Taxable personal property, if any, is included in this Brownfield Plan.

2.9 Estimates of Residents and Displacement of Individuals/Families

No persons reside at the property.

2.10 Plan for Relocation of Displaced Persons

No persons reside at the property thus none will be displaced. Therefore, this section is not applicable.

2.11 Provisions for Relocation Costs

No persons reside at the property thus none will be displaced. Therefore, this section is not applicable.

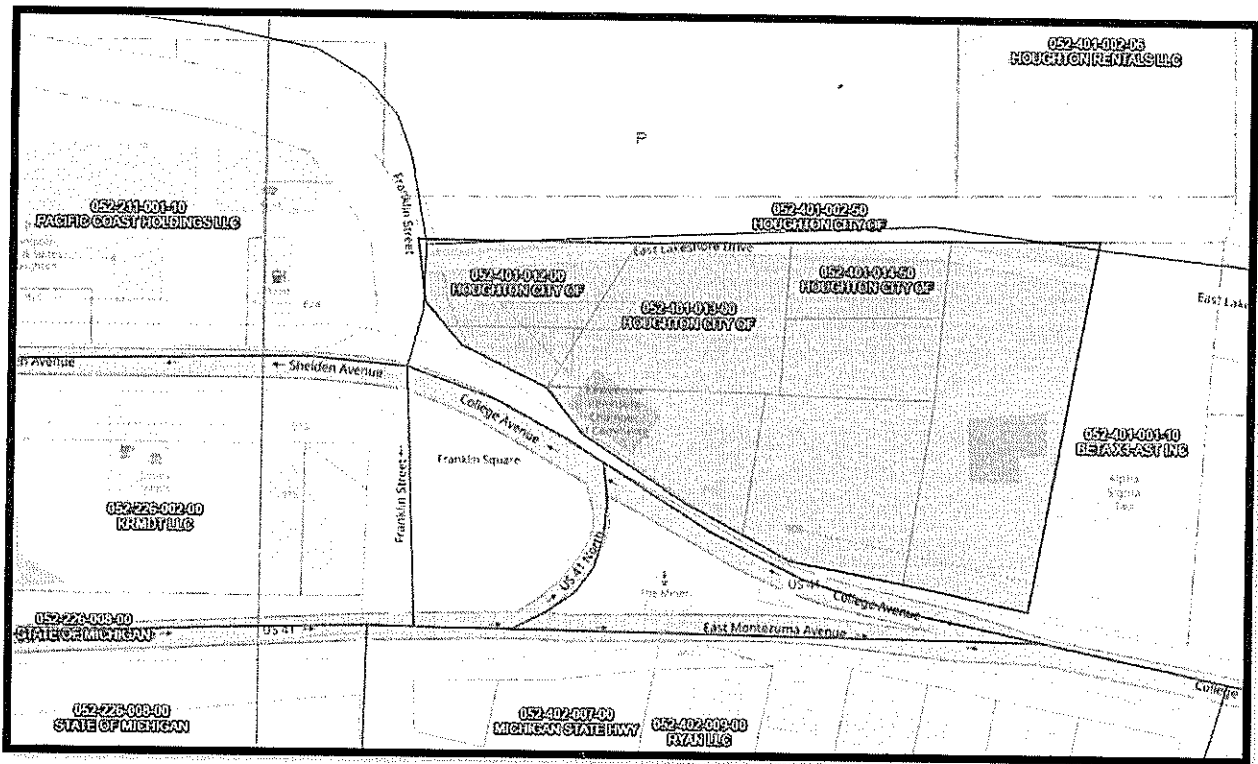
2.12 Strategy for Compliance with Michigan's Relocation Assistance Law

No persons reside at the property thus none will be displaced. Therefore, this section is not applicable.

2.13 Other Material that the Authority or Governing Body Considers Pertinent

Figure 1

Legal Description and Eligible Property Map



908 College Avenue
Houghton, MI 49931

Parcel ID: 30-052-401-005-00

0.379 Acres

Legal Description #30-052-401-005-00:

HO11-A-5 LOTS 5 & 6, BLK A, EXCEPT THAT PORTION OF LOT 6 DESCRIBED AS FOLLOWS: COM AT THE SW CORNER OF LOT 6, WHICH IS THE POB OF EXCEPTED PARCEL; TH N 09 DEG 13' E 7.93'; TH S 61 DEG 22' E 25.55'; THEN N 79 DEG 27' 00" W 24.10' TO THE POB, OF SUPERVISOR'S PLAT OF EAST HOUGHTON

908 College Avenue
Houghton, MI 49931

Parcel ID: 30-052-401-014-00

0.116 Acres

Legal Description of Parcel #30-052-401-014-00:

LOT 14 EXCEPT THE N 50 FEET BLK A SUPERVISOR'S PLAT OF EAST HOUGHTON. SPLIT ON 03/14/2000 INTO 401-014-50;

912 College Avenue
Houghton, MI 19931

Parcel ID: 30-052-401-003-10

0.363 Acres

Legal Description of Parcel #30-052-401-003-10:

HO11-A-4 LOTS 3 & 4, & LOT 15 BLK A SUPERVISOR'S PLAT OF EAST HOUGHTON. COMBINED ON 01/04/2016 FROM 052-401-003-00 & 052-401-015-00 INTO 052-401-003-10;

[V/L]
Houghton, MI 49931

Parcel ID: 30-052-401-012-00

[V/L]
Houghton, MI 49931

Parcel ID: 30-052-401-011-00

[V/L]
Houghton, MI 49931

Parcel ID: 30-052-401-013-00

902 College Avenue
Houghton, MI 49931

Parcel ID: 30-052-401-010-10

908 College Avenue
Houghton, MI 49931

Parcel ID: 30-052-401-014-50

Legal Description of Parcels #30-052-401-012-00, #30-052-401-011-00, #30-052-401-013-00, #30-052-401-010-10, and #30-052-401-014-50:

Part of Lots 7, 8, 9, 11, 12, 13, and 14, Block A, Supervisors Plat of East Houghton, according to the recorded plat thereof, City of Houghton, Houghton County, Michigan, described as follows:

Commencing at the Southeast corner of said Lot 7; then along the East line of said Lot 7, N09°54'43"E 7.93 feet to the Northerly right-of-way line of Highway US-41 (College Avenue), also being the POINT OF BEGINNING; then the following five (5) courses along said Northerly right-of-way line, N59°36'35"W 52.40 feet; then N55°20'35"W 79.72 feet; then N35°54'35"W 37.92 feet to the Northerly corner of Lot 10 of said Block A; then along the Easterly line of said Lot 11, S31°35'30"W 4.01 feet; then 47.65 feet along a 319.49 foot radius non-tangent curve to the left with a delta angle of 08°32'43" and a chord bearing N64°08'22"W 47.61 feet; then N24°56'23"W 33.94 feet; then N09°31'44"W 23.90 feet; then N88°05'53"E 225.42 feet; then S70°26'45"E 94.75 feet to the East line of said Lot 14; then along the East line of said Lot 14, S00°07'01"W 7.52 feet to the South line of the North 50 feet of said Lot 14; then along said South line, S89°54'38"W 101.50 feet to the West line of said Lot 14; then along said West line of Lot 14, S00°00'27"W 46.16 feet to the Northwest corner of Lot 6 of said Block A; then N87°32'43"W (previously recorded as N89°04'30"W) 8.32 feet; then S05°01'34"W 96.86 feet (previously recorded as S04°19'W 96.04 feet) to the POINT OF BEGINNING, containing 0.60 acres, more or less.

Subject to all exceptions, restrictions, reservations and conditions contained in prior conveyances of record.

Table 1

Eligible Activity Costs

EGLE Eligible Activities Costs and Schedule		
EGLE Eligible Activities	Cost	Completion Season/Year
Department Specific Activities Sub-Total	\$ 45,000	Spring 2025
<i>Phase I and Phase II Environmental Site Assessments</i>	\$ 20,000	
<i>Baseline Environmental Site Assessments</i>	\$ 25,000	
EGLE Eligible Activities Sub-Total	\$ 45,000	
MSF Eligible Activities Costs and Schedule		
MSF Eligible Activities - Bank	Cost	Completion Season/Year
Infrastructure Improvements Sub-Total	\$ 1,800,000	Fall 2025
<i>Integrated Parking</i>	\$ 1,800,000	
Site Preparation Sub-Total	\$ 40,000	Fall 2025
<i>Geotechnical engineering</i>	\$ 4,040	
<i>Grading</i>	\$ 20,202	
<i>Staking</i>	\$ 4,040	
<i>Temporary Facility</i>	\$ 6,061	
<i>Temporary Site and Traffic Control</i>	\$ 2,020	
<i>Engineering and Design of the Above</i>	\$ 3,637	
Contingency (15%)	\$ 276,000	
MSF Eligible Activities Sub-Total	\$ 2,116,000	
MSDHA Housing Development Activities Costs and Schedule		
MSHDA Eligible Activities - Housing	Cost	Completion Season/Year
Demolition Sub-Total	\$ 150,000	Fall 2025
<i>Site Demolition</i>	\$ 60,000	
<i>Building Demolition</i>	\$ 90,000	
Infrastructure Sub-Total	\$ 2,135,000	Fall 2025
<i>Sidewalks</i>	\$ 42,000	
<i>Driveways</i>	\$ 168,000	
<i>Sanitary Sewer/Water Mains and Connections</i>	\$ 45,000	
<i>EV Charging Stations</i>	\$ 60,000	
<i>Integrated Parking</i>	\$ 1,670,000	
<i>Engineering and design of the above</i>	\$ 150,000	
Site Preparation Sub-Total	\$ 59,000	Fall 2025
<i>Geotechnical engineering</i>	\$ 5,960	
<i>Grading</i>	\$ 29,798	
<i>Staking</i>	\$ 5,960	
<i>Temporary Facility</i>	\$ 8,939	
<i>Temporary Site and Traffic Control</i>	\$ 2,980	
<i>Engineering and Design of the Above</i>	\$ 5,363	
Brownfield Plan/Act 381 Work Plan	\$ 25,000	Summer 2025
Brownfield Plan Implementation	\$ 100,000	
MSHDA Eligible Activities Sub-Total	\$ 2,469,000	
Contingency (15%)	\$ 351,600	
Interest	\$ 2,262,571	
Total Brownfield Eligible Activities	\$ 7,244,171	

Table 2

Tax Capture Schedule

Tax Increment Financing Capture Estimates
Land and Commercial Capture
Keweenaw Gateway, LLC
Gateway Project
Houghton, Michigan
August 2025



Estimated Taxable Value (TV) Increase Rate: 2.00%

Plan Year	1	2	3	4	5	6	7	8	9	10
Calendar Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
* Base Taxable Value	\$ 235,955	\$ 235,955	\$ 235,955	\$ 235,955	\$ 235,955	\$ 235,955	\$ 235,955	\$ 235,955	\$ 235,955	\$ 235,955
Estimated New TV	\$ 2,400,909	\$ 2,448,928	\$ 2,497,906	\$ 2,547,864	\$ 2,598,822	\$ 2,650,798	\$ 2,703,814	\$ 2,757,890	\$ 2,813,048	\$ 2,869,309
Incremental Difference (New TV - Base TV)	\$ 2,164,954	\$ 2,212,973	\$ 2,261,951	\$ 2,311,909	\$ 2,362,867	\$ 2,414,843	\$ 2,467,859	\$ 2,521,935	\$ 2,577,093	\$ 2,633,354

School Capture	Millage Rate	1	2	3	4	5	6	7	8	9	10
State Education Tax (SET)	6.0000	\$ 12,990	\$ 13,278	\$ 13,572	\$ 13,871	\$ 14,177	\$ 14,489	\$ 14,807	\$ 15,132	\$ 15,463	\$ 15,800
School Operating Tax	17.2832	\$ 37,417	\$ 38,247	\$ 39,094	\$ 39,957	\$ 40,838	\$ 41,736	\$ 42,653	\$ 43,587	\$ 44,540	\$ 45,513
School Total	23.2832	\$ 50,407	\$ 51,525	\$ 52,665	\$ 53,829	\$ 55,015	\$ 56,225	\$ 57,460	\$ 58,719	\$ 60,003	\$ 61,313

Local Capture	Millage Rate	1	2	3	4	5	6	7	8	9	10
County Allocated	6.2070	\$ 13,438	\$ 13,736	\$ 14,040	\$ 14,350	\$ 14,666	\$ 14,989	\$ 15,318	\$ 15,654	\$ 15,996	\$ 16,345
CCISD	0.3950	\$ 855	\$ 874	\$ 893	\$ 913	\$ 933	\$ 954	\$ 975	\$ 996	\$ 1,018	\$ 1,040
CCISD Special Education	1.9143	\$ 4,144	\$ 4,236	\$ 4,330	\$ 4,426	\$ 4,523	\$ 4,623	\$ 4,724	\$ 4,828	\$ 4,933	\$ 5,041
CCISD Voc Ed	0.9870	\$ 2,137	\$ 2,184	\$ 2,233	\$ 2,282	\$ 2,332	\$ 2,383	\$ 2,435	\$ 2,489	\$ 2,544	\$ 2,599
City Tax	15.0000	\$ 32,474	\$ 33,195	\$ 33,929	\$ 34,679	\$ 35,443	\$ 36,223	\$ 37,018	\$ 37,829	\$ 38,656	\$ 39,500
Co Medical Care	2.2277	\$ 4,823	\$ 4,930	\$ 5,039	\$ 5,150	\$ 5,264	\$ 5,380	\$ 5,498	\$ 5,618	\$ 5,741	\$ 5,866
County Road	1.3657	\$ 2,957	\$ 3,022	\$ 3,089	\$ 3,157	\$ 3,227	\$ 3,298	\$ 3,370	\$ 3,444	\$ 3,520	\$ 3,596
County Veterans	0.1474	\$ 319	\$ 326	\$ 333	\$ 341	\$ 348	\$ 356	\$ 364	\$ 372	\$ 380	\$ 388
PI Dist Library	1.8094	\$ 3,917	\$ 4,004	\$ 4,093	\$ 4,183	\$ 4,275	\$ 4,369	\$ 4,465	\$ 4,563	\$ 4,663	\$ 4,765
Local Total	30.0535	\$ 65,064	\$ 66,508	\$ 67,980	\$ 69,481	\$ 71,012	\$ 72,574	\$ 74,168	\$ 75,793	\$ 77,451	\$ 79,142

Non-Capturable Millages	Millage Rate	1	2	3	4	5	6	7	8	9	10
School Debt	9.6400	\$ 20,870	\$ 21,333	\$ 21,805	\$ 22,287	\$ 22,778	\$ 23,279	\$ 23,790	\$ 24,311	\$ 24,843	\$ 25,386
Total Non-Capturable Taxes	9.6400	\$ 20,870	\$ 21,333	\$ 21,805	\$ 22,287	\$ 22,778	\$ 23,279	\$ 23,790	\$ 24,311	\$ 24,843	\$ 25,386

Total Tax Increment Revenue (TIR) Available for Capture	\$ 115,472	\$ 118,033	\$ 120,645	\$ 123,310	\$ 126,028	\$ 128,800	\$ 131,627	\$ 134,512	\$ 137,454	\$ 140,454
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Footnotes:



Tax Increment Financing Capture Estimates
Land and Commercial Capture
Keweenaw Gateway, LLC
Gateway Project
Houghton, Michigan
August 2025

11	12	13	14	15	16	17	18	19	20	21	22	23	TOTAL
2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	
\$ 235,955	\$ 235,955	\$ 235,955	\$ 235,955	\$ 235,955	\$ 235,955	\$ 235,955	\$ 235,955	\$ 235,955	\$ 235,955	\$ 235,955	\$ 235,955	\$ 235,955	\$ -
\$ 2,926,695	\$ 2,985,229	\$ 3,044,934	\$ 3,105,832	\$ 3,167,949	\$ 3,231,308	\$ 3,295,934	\$ 3,361,853	\$ 3,429,090	\$ 3,497,672	\$ 3,567,625	\$ 3,638,978	\$ 3,711,757	\$ -
\$ 2,690,740	\$ 2,749,274	\$ 2,808,979	\$ 2,869,877	\$ 2,931,994	\$ 2,995,353	\$ 3,059,979	\$ 3,125,898	\$ 3,193,135	\$ 3,261,717	\$ 3,331,670	\$ 3,403,023	\$ 3,475,802	\$ -
\$ 16,144	\$ 16,496	\$ 16,854	\$ 17,219	\$ 17,592	\$ 17,972	\$ 18,360	\$ 18,755	\$ 19,159	\$ 19,570	\$ 19,990	\$ 20,418	\$ 20,855	\$ 382,963
\$ 46,505	\$ 47,516	\$ 48,548	\$ 49,601	\$ 50,674	\$ 51,769	\$ 52,886	\$ 54,026	\$ 55,188	\$ 56,373	\$ 57,582	\$ 58,815	\$ 60,073	\$ 1,103,138
\$ 62,649	\$ 64,012	\$ 65,402	\$ 66,820	\$ 68,266	\$ 69,741	\$ 71,246	\$ 72,781	\$ 74,346	\$ 75,943	\$ 77,572	\$ 79,233	\$ 80,928	\$ 1,486,101
\$ 16,701	\$ 17,065	\$ 17,435	\$ 17,813	\$ 18,199	\$ 18,592	\$ 18,993	\$ 19,402	\$ 19,820	\$ 20,245	\$ 20,680	\$ 21,123	\$ 21,574	\$ 396,175
\$ 1,063	\$ 1,086	\$ 1,110	\$ 1,134	\$ 1,158	\$ 1,183	\$ 1,209	\$ 1,235	\$ 1,261	\$ 1,288	\$ 1,316	\$ 1,344	\$ 1,373	\$ 25,212
\$ 5,151	\$ 5,263	\$ 5,377	\$ 5,494	\$ 5,613	\$ 5,734	\$ 5,858	\$ 5,984	\$ 6,113	\$ 6,244	\$ 6,378	\$ 6,514	\$ 6,654	\$ 122,184
\$ 2,656	\$ 2,714	\$ 2,772	\$ 2,833	\$ 2,894	\$ 2,956	\$ 3,020	\$ 3,085	\$ 3,152	\$ 3,219	\$ 3,288	\$ 3,359	\$ 3,431	\$ 62,997
\$ 40,361	\$ 41,239	\$ 42,135	\$ 43,048	\$ 43,980	\$ 44,930	\$ 45,900	\$ 46,888	\$ 47,897	\$ 48,926	\$ 49,975	\$ 51,045	\$ 52,137	\$ 957,408
\$ 5,994	\$ 6,125	\$ 6,258	\$ 6,393	\$ 6,532	\$ 6,673	\$ 6,817	\$ 6,964	\$ 7,113	\$ 7,266	\$ 7,422	\$ 7,581	\$ 7,743	\$ 142,188
\$ 3,675	\$ 3,755	\$ 3,836	\$ 3,919	\$ 4,004	\$ 4,091	\$ 4,179	\$ 4,269	\$ 4,361	\$ 4,455	\$ 4,550	\$ 4,648	\$ 4,747	\$ 87,169
\$ 397	\$ 405	\$ 414	\$ 423	\$ 432	\$ 442	\$ 451	\$ 461	\$ 471	\$ 481	\$ 491	\$ 502	\$ 512	\$ 9,408
\$ 4,869	\$ 4,975	\$ 5,083	\$ 5,193	\$ 5,305	\$ 5,420	\$ 5,537	\$ 5,656	\$ 5,778	\$ 5,902	\$ 6,028	\$ 6,157	\$ 6,289	\$ 115,489
\$ 80,866	\$ 82,625	\$ 84,420	\$ 86,250	\$ 88,117	\$ 90,021	\$ 91,963	\$ 93,944	\$ 95,965	\$ 98,026	\$ 100,128	\$ 102,273	\$ 104,460	\$ 1,918,230
\$ 25,939	\$ 26,503	\$ 27,079	\$ 27,656	\$ 28,264	\$ 28,875	\$ 29,498	\$ 30,134	\$ 30,782	\$ 31,443	\$ 32,117	\$ 32,805	\$ 33,507	\$ 615,294
\$ 25,939	\$ 26,503	\$ 27,079	\$ 27,656	\$ 28,264	\$ 28,875	\$ 29,498	\$ 30,134	\$ 30,782	\$ 31,443	\$ 32,117	\$ 32,805	\$ 33,507	\$ 615,294
\$ 243,515	\$ 146,637	\$ 149,822	\$ 153,070	\$ 156,383	\$ 159,762	\$ 163,209	\$ 166,775	\$ 170,311	\$ 173,969	\$ 177,700	\$ 181,506	\$ 185,388	\$ 3,404,331

Tax Increment Financing Capture Estimate
Residential Capture
Keweenaw Gateway, LLC
Gateway Project
Houghton, Michigan
August 2025

Estimated Taxable Value (TV) Increase Rate: 2.00%

Plan Year	1	2	3	4	5	6	7	8	9	10
Calendar Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
*Base Taxable Value	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Estimated New TV	\$ 2,061,274	\$ 2,102,500	\$ 2,144,550	\$ 2,187,441	\$ 2,231,189	\$ 2,275,813	\$ 3,291,022	\$ 4,351,930	\$ 5,459,957	\$ 5,569,156
Incremental Difference (New TV - Base TV)	\$ 2,061,274	\$ 2,102,500	\$ 2,144,550	\$ 2,187,441	\$ 2,231,189	\$ 2,275,813	\$ 3,291,022	\$ 4,351,930	\$ 5,459,957	\$ 5,569,156

School Capture	Millage Rate	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
State Education Tax (SEI)	6.0000	\$ 12,368	\$ 12,615	\$ 12,867	\$ 13,125	\$ 13,387	\$ 13,655	\$ 19,746	\$ 26,112	\$ 32,760	\$ 33,415
School Operating Tax	17.2832	\$ 26,719	\$ 27,253	\$ 27,799	\$ 28,354	\$ 28,922	\$ 29,492	\$ 37,608	\$ 47,183	\$ 57,943	\$ 58,126
School Total	23.2832	\$ 39,087	\$ 39,868	\$ 40,666	\$ 41,479	\$ 42,309	\$ 43,147	\$ 57,354	\$ 73,295	\$ 90,703	\$ 91,541

Local Capture	Millage Rate	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
County Allocated	6.2070	\$ 12,794	\$ 13,050	\$ 13,311	\$ 13,577	\$ 13,849	\$ 14,126	\$ 20,427	\$ 27,012	\$ 33,890	\$ 34,568
CCISD	0.3950	\$ 814	\$ 830	\$ 847	\$ 864	\$ 881	\$ 899	\$ 1,300	\$ 1,719	\$ 2,157	\$ 2,200
CCISD Special Education	1.9143	\$ 3,946	\$ 4,025	\$ 4,105	\$ 4,187	\$ 4,271	\$ 4,357	\$ 6,300	\$ 8,331	\$ 10,452	\$ 10,661
CCISD Voc Ed	0.9870	\$ 2,034	\$ 2,075	\$ 2,117	\$ 2,159	\$ 2,202	\$ 2,246	\$ 3,248	\$ 4,295	\$ 5,389	\$ 5,497
City Tax	15.0000	\$ 30,919	\$ 31,537	\$ 32,168	\$ 32,812	\$ 33,468	\$ 34,137	\$ 49,365	\$ 65,279	\$ 81,899	\$ 83,537
Co Medical Care	2.2277	\$ 4,592	\$ 4,684	\$ 4,777	\$ 4,873	\$ 4,970	\$ 5,070	\$ 7,331	\$ 9,695	\$ 12,163	\$ 12,406
County Road	1.3657	\$ 2,815	\$ 2,871	\$ 2,929	\$ 2,987	\$ 3,047	\$ 3,108	\$ 4,495	\$ 5,943	\$ 7,457	\$ 7,606
County Veterans	0.1474	\$ 304	\$ 310	\$ 316	\$ 322	\$ 329	\$ 335	\$ 485	\$ 641	\$ 805	\$ 821
PI Dist Library	1.8094	\$ 3,730	\$ 3,804	\$ 3,880	\$ 3,958	\$ 4,037	\$ 4,118	\$ 5,955	\$ 7,874	\$ 9,879	\$ 10,077
Local Total	30.0535	\$ 61,949	\$ 63,187	\$ 64,451	\$ 65,740	\$ 67,055	\$ 68,396	\$ 98,907	\$ 130,791	\$ 164,091	\$ 167,373

Non-Capturable Millages	Millage Rate	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
School Debt	9.6400	\$ 19,871	\$ 20,268	\$ 20,673	\$ 21,087	\$ 21,509	\$ 21,939	\$ 31,725	\$ 41,953	\$ 52,634	\$ 53,687
Total Non-Capturable Taxes	9.6400	\$ 19,871	\$ 20,268	\$ 20,673	\$ 21,087	\$ 21,509	\$ 21,939	\$ 31,725	\$ 41,953	\$ 52,634	\$ 53,687
Total	62.9767										

Total Tax Increment Revenue (TIR) Available for Capture \$ 101,035 \$ 103,056 \$ 105,117 \$ 107,219 \$ 109,364 \$ 111,518 \$ 147,093 \$ 194,510 \$ 244,033 \$ 248,914

Footnotes:
Future Taxable Value assumption is based on feedback from City Assessor related to residential development for Tax Year 2025 of \$2,020,857.

Percent Homestead (First 5 Years) 25%
Percent Homestead (Stabilized) 50%

New Units Constructed 16
Rentals 12
Condos 4



Tax Increment Financing Capture Estimate
Residential Capture
Keweenaw Gateway, LLC
Gateway Project
Houghton, Michigan
August 2025

11	12	13	14	15	16	17	18	19	20	21	22	23	TOTAL
2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
\$ 5,680,539	\$ 5,794,150	\$ 5,910,033	\$ 6,028,233	\$ 6,148,798	\$ 6,271,774	\$ 6,397,210	\$ 6,525,154	\$ 6,655,657	\$ 6,788,770	\$ 6,924,545	\$ 7,063,036	\$ 7,204,297	\$ -
\$ 5,680,539	\$ 5,794,150	\$ 5,910,033	\$ 6,028,233	\$ 6,148,798	\$ 6,271,774	\$ 6,397,210	\$ 6,525,154	\$ 6,655,657	\$ 6,788,770	\$ 6,924,545	\$ 7,063,036	\$ 7,204,297	\$ -
\$ 34,083	\$ 34,765	\$ 35,460	\$ 36,169	\$ 36,893	\$ 37,631	\$ 38,383	\$ 39,151	\$ 39,934	\$ 40,733	\$ 41,547	\$ 42,378	\$ 43,226	\$ 690,402
\$ 49,089	\$ 50,071	\$ 51,072	\$ 52,094	\$ 53,135	\$ 54,198	\$ 55,282	\$ 56,388	\$ 57,516	\$ 58,666	\$ 59,839	\$ 61,036	\$ 62,257	\$ 1,040,712
\$ 83,172	\$ 84,836	\$ 86,532	\$ 88,263	\$ 90,028	\$ 91,829	\$ 93,665	\$ 95,539	\$ 97,449	\$ 99,398	\$ 101,386	\$ 103,414	\$ 105,482	\$ 1,751,114
\$ 35,259	\$ 35,964	\$ 36,684	\$ 37,417	\$ 38,166	\$ 38,929	\$ 39,707	\$ 40,502	\$ 41,312	\$ 42,138	\$ 42,981	\$ 43,840	\$ 44,717	\$ 714,221
\$ 2,244	\$ 2,289	\$ 2,334	\$ 2,381	\$ 2,429	\$ 2,477	\$ 2,527	\$ 2,577	\$ 2,629	\$ 2,682	\$ 2,735	\$ 2,790	\$ 2,846	\$ 45,451
\$ 10,874	\$ 11,092	\$ 11,314	\$ 11,540	\$ 11,771	\$ 12,006	\$ 12,246	\$ 12,491	\$ 12,741	\$ 12,996	\$ 13,256	\$ 13,521	\$ 13,791	\$ 220,273
\$ 5,607	\$ 5,719	\$ 5,833	\$ 5,950	\$ 6,069	\$ 6,190	\$ 6,314	\$ 6,440	\$ 6,569	\$ 6,701	\$ 6,835	\$ 6,971	\$ 7,111	\$ 113,571
\$ 85,208	\$ 86,912	\$ 88,650	\$ 90,424	\$ 92,232	\$ 94,077	\$ 95,958	\$ 97,877	\$ 99,835	\$ 101,832	\$ 103,868	\$ 105,946	\$ 108,064	\$ 1,736,005
\$ 12,655	\$ 12,908	\$ 13,166	\$ 13,429	\$ 13,698	\$ 13,972	\$ 14,251	\$ 14,536	\$ 14,827	\$ 15,123	\$ 15,426	\$ 15,734	\$ 16,049	\$ 256,335
\$ 7,758	\$ 7,913	\$ 8,071	\$ 8,233	\$ 8,397	\$ 8,565	\$ 8,737	\$ 8,911	\$ 9,090	\$ 9,271	\$ 9,457	\$ 9,646	\$ 9,839	\$ 157,147
\$ 837	\$ 854	\$ 871	\$ 889	\$ 906	\$ 924	\$ 943	\$ 962	\$ 981	\$ 1,001	\$ 1,021	\$ 1,041	\$ 1,062	\$ 16,961
\$ 10,278	\$ 10,484	\$ 10,694	\$ 10,907	\$ 11,126	\$ 11,348	\$ 11,575	\$ 11,807	\$ 12,043	\$ 12,284	\$ 12,529	\$ 12,780	\$ 13,035	\$ 208,202
\$ 170,720	\$ 174,134	\$ 177,617	\$ 181,170	\$ 184,793	\$ 188,489	\$ 192,259	\$ 196,104	\$ 200,026	\$ 204,026	\$ 208,107	\$ 212,269	\$ 216,514	\$ 3,458,167
\$ 54,760	\$ 55,856	\$ 56,973	\$ 58,112	\$ 59,274	\$ 60,460	\$ 61,669	\$ 62,902	\$ 64,161	\$ 65,444	\$ 66,753	\$ 68,088	\$ 69,449	\$ 1,109,246
\$ 54,760	\$ 55,856	\$ 56,973	\$ 58,112	\$ 59,274	\$ 60,460	\$ 61,669	\$ 62,902	\$ 64,161	\$ 65,444	\$ 66,753	\$ 68,088	\$ 69,449	\$ 1,109,246
\$ 253,892	\$ 258,970	\$ 264,150	\$ 269,432	\$ 274,821	\$ 280,318	\$ 285,924	\$ 291,642	\$ 297,475	\$ 303,425	\$ 309,493	\$ 315,683	\$ 321,997	\$ 5,189,281

Estimated Taxable Value (TV) Increase Rate: 2.00%

Plan Year	1	2	3	4	5	6	7	8	9	10
Calendar Year	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
*Base Taxable Value	\$ 235,955	\$ 235,955	\$ 235,955	\$ 235,955	\$ 235,955	\$ 235,955	\$ 235,955	\$ 235,955	\$ 235,955	\$ 235,955
Estimated New TV	\$ 4,462,184	\$ 4,551,427	\$ 4,642,456	\$ 4,735,305	\$ 4,830,011	\$ 4,926,611	\$ 5,024,836	\$ 5,124,836	\$ 5,226,611	\$ 5,330,000
Incremental Difference (New TV - Base TV)	\$ 4,226,229	\$ 4,315,472	\$ 4,406,501	\$ 4,499,350	\$ 4,594,056	\$ 4,690,656	\$ 4,789,881	\$ 4,890,881	\$ 4,993,656	\$ 5,098,656

School Capture	Millage Rate	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
State Education Tax (SET)	6.0000	\$ 25,357	\$ 25,893	\$ 26,439	\$ 26,986	\$ 27,564	\$ 28,144	\$ 34,553	\$ 41,243	\$ 48,222	\$ 49,215
School Operating Tax	17.2832	\$ 64,136	\$ 65,501	\$ 66,892	\$ 68,312	\$ 69,759	\$ 71,092	\$ 81,195	\$ 91,723	\$ 93,639	\$ 93,639
School Total	23.2832	\$ 89,494	\$ 91,394	\$ 93,331	\$ 95,308	\$ 97,324	\$ 99,547	\$ 105,645	\$ 122,438	\$ 139,945	\$ 142,854

Local Capture	Millage Rate	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
County Allocated	6.2070	\$ 26,232	\$ 26,786	\$ 27,351	\$ 27,927	\$ 28,515	\$ 29,115	\$ 35,745	\$ 42,666	\$ 49,886	\$ 50,913
CCISD	0.3950	\$ 1,669	\$ 1,705	\$ 1,741	\$ 1,777	\$ 1,815	\$ 1,853	\$ 2,275	\$ 2,715	\$ 3,175	\$ 3,240
CCISD Special Education	1.9143	\$ 8,090	\$ 8,261	\$ 8,435	\$ 8,613	\$ 8,794	\$ 8,979	\$ 11,024	\$ 13,159	\$ 15,385	\$ 15,702
CCISD Voc Ed	0.9870	\$ 4,171	\$ 4,259	\$ 4,349	\$ 4,441	\$ 4,534	\$ 4,630	\$ 5,684	\$ 6,785	\$ 7,933	\$ 8,096
City Tax	15.0000	\$ 63,393	\$ 64,732	\$ 66,098	\$ 67,490	\$ 68,911	\$ 70,360	\$ 86,383	\$ 103,108	\$ 120,556	\$ 123,038
Co Medical Care	2.2277	\$ 9,415	\$ 9,614	\$ 9,816	\$ 10,023	\$ 10,234	\$ 10,449	\$ 12,829	\$ 15,313	\$ 17,904	\$ 18,273
County Road	1.3657	\$ 5,772	\$ 5,894	\$ 6,018	\$ 6,145	\$ 6,274	\$ 6,406	\$ 7,865	\$ 9,388	\$ 10,976	\$ 11,202
County Veterans	0.1474	\$ 623	\$ 636	\$ 650	\$ 663	\$ 677	\$ 691	\$ 849	\$ 1,013	\$ 1,185	\$ 1,209
PI Dist Library	1.8094	\$ 7,647	\$ 7,808	\$ 7,973	\$ 8,141	\$ 8,312	\$ 8,487	\$ 10,420	\$ 12,438	\$ 14,542	\$ 14,842
Local Total	30.0535	\$ 127,013	\$ 129,695	\$ 132,431	\$ 135,221	\$ 138,067	\$ 140,971	\$ 173,075	\$ 206,584	\$ 241,541	\$ 246,514

Non-Capturable Millages	Millage Rate	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
School Debt	9.6400	\$ 40,741	\$ 41,601	\$ 42,479	\$ 43,374	\$ 44,287	\$ 45,218	\$ 55,516	\$ 66,264	\$ 77,477	\$ 79,072
Total Non-Capturable Taxes	9.6400	\$ 40,741	\$ 41,601	\$ 42,479	\$ 43,374	\$ 44,287	\$ 45,218	\$ 55,516	\$ 66,264	\$ 77,477	\$ 79,072
	62.9767										

Total Tax Increment Revenue (TIR) Available for Capture \$ 216,507 \$ 221,089 \$ 225,762 \$ 230,529 \$ 235,391 \$ 239,517 \$ 278,720 \$ 329,022 \$ 381,487 \$ 389,368

Footnotes:
Summary of Residential Capture and Land/Commercial Tax Capture

11	12	13	14	15	16	17	18	19	20	21	22	23	TOTAL
2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	
\$ 235,955	\$ 235,955	\$ 235,955	\$ 235,955	\$ 235,955	\$ 235,955	\$ 235,955	\$ 235,955	\$ 235,955	\$ 235,955	\$ 235,955	\$ 235,955	\$ 235,955	\$ -
\$ 8,607,234	\$ 8,779,379	\$ 8,954,966	\$ 9,134,066	\$ 9,316,747	\$ 9,503,082	\$ 9,693,144	\$ 9,887,007	\$ 10,084,747	\$ 10,286,442	\$ 10,492,170	\$ 10,702,014	\$ 10,916,054	\$ -
\$ 8,371,279	\$ 8,543,424	\$ 8,719,011	\$ 8,898,111	\$ 9,080,792	\$ 9,267,127	\$ 9,457,189	\$ 9,651,052	\$ 9,848,792	\$ 10,050,487	\$ 10,256,215	\$ 10,466,059	\$ 10,680,099	\$ -
\$ 50,228	\$ 51,261	\$ 52,314	\$ 53,389	\$ 54,485	\$ 55,603	\$ 56,743	\$ 57,906	\$ 59,093	\$ 60,303	\$ 61,537	\$ 62,796	\$ 64,081	\$ 1,073,365
\$ 95,594	\$ 97,587	\$ 99,620	\$ 101,694	\$ 103,810	\$ 105,967	\$ 108,168	\$ 110,413	\$ 112,703	\$ 115,039	\$ 117,421	\$ 119,851	\$ 122,330	\$ 2,143,850
\$ 145,821	\$ 148,848	\$ 151,934	\$ 155,083	\$ 158,294	\$ 161,570	\$ 164,911	\$ 168,320	\$ 171,796	\$ 175,342	\$ 178,958	\$ 182,647	\$ 186,410	\$ 3,217,215
\$ 51,961	\$ 53,029	\$ 54,119	\$ 55,231	\$ 56,364	\$ 57,521	\$ 58,701	\$ 59,904	\$ 61,131	\$ 62,383	\$ 63,660	\$ 64,963	\$ 66,291	\$ 1,110,396
\$ 3,307	\$ 3,375	\$ 3,444	\$ 3,515	\$ 3,587	\$ 3,661	\$ 3,736	\$ 3,812	\$ 3,890	\$ 3,970	\$ 4,051	\$ 4,134	\$ 4,219	\$ 70,663
\$ 16,025	\$ 16,355	\$ 16,691	\$ 17,034	\$ 17,383	\$ 17,740	\$ 18,104	\$ 18,475	\$ 18,854	\$ 19,240	\$ 19,633	\$ 20,035	\$ 20,445	\$ 342,457
\$ 8,262	\$ 8,432	\$ 8,606	\$ 8,782	\$ 8,963	\$ 9,147	\$ 9,334	\$ 9,526	\$ 9,721	\$ 9,920	\$ 10,123	\$ 10,330	\$ 10,541	\$ 176,569
\$ 125,569	\$ 128,151	\$ 130,785	\$ 133,472	\$ 136,212	\$ 139,007	\$ 141,858	\$ 144,766	\$ 147,732	\$ 150,757	\$ 153,843	\$ 156,991	\$ 160,201	\$ 2,683,413
\$ 18,649	\$ 19,032	\$ 19,423	\$ 19,822	\$ 20,229	\$ 20,644	\$ 21,068	\$ 21,500	\$ 21,940	\$ 22,389	\$ 22,848	\$ 23,315	\$ 23,792	\$ 398,523
\$ 11,433	\$ 11,668	\$ 11,908	\$ 12,152	\$ 12,402	\$ 12,656	\$ 12,916	\$ 13,180	\$ 13,450	\$ 13,726	\$ 14,007	\$ 14,293	\$ 14,586	\$ 244,316
\$ 1,234	\$ 1,259	\$ 1,285	\$ 1,312	\$ 1,339	\$ 1,366	\$ 1,394	\$ 1,423	\$ 1,452	\$ 1,481	\$ 1,512	\$ 1,543	\$ 1,574	\$ 26,369
\$ 15,147	\$ 15,458	\$ 15,776	\$ 16,100	\$ 16,431	\$ 16,768	\$ 17,112	\$ 17,463	\$ 17,820	\$ 18,185	\$ 18,558	\$ 18,937	\$ 19,325	\$ 323,691
\$ 251,586	\$ 256,760	\$ 262,037	\$ 267,419	\$ 272,910	\$ 278,510	\$ 284,222	\$ 290,048	\$ 295,991	\$ 302,052	\$ 308,235	\$ 314,542	\$ 320,974	\$ 5,376,397
\$ 80,699	\$ 82,359	\$ 84,051	\$ 85,778	\$ 87,530	\$ 89,335	\$ 91,167	\$ 93,036	\$ 94,942	\$ 96,887	\$ 98,870	\$ 100,893	\$ 102,956	\$ 1,724,540
\$ 80,699	\$ 82,359	\$ 84,051	\$ 85,778	\$ 87,530	\$ 89,335	\$ 91,167	\$ 93,036	\$ 94,942	\$ 96,887	\$ 98,870	\$ 100,893	\$ 102,956	\$ 1,724,540
\$ 397,407	\$ 405,607	\$ 413,971	\$ 422,502	\$ 431,204	\$ 440,080	\$ 449,133	\$ 458,367	\$ 467,787	\$ 477,394	\$ 487,194	\$ 497,189	\$ 507,385	\$ 8,593,612

Table 3

Reimbursement Schedule

Tax Increment Financing Reimbursement Schedule
Keweenaw Gateway, LLC
Gateway Project
Houghton, Michigan
August 2025

Developer Maximum Reimbursement	Proportionality	School & Local Taxes	Local-Only Taxes	Total
State	36.0%	\$ 2,680,533	\$ 93,331	\$ 2,773,864
Local	64.0%	\$ 4,763,757	\$ 13,220	\$ 4,776,977
TOTAL		\$ 7,444,290	\$ 106,551	\$ 7,550,841
EGLE	0.5%	\$ 45,000	\$ -	\$ 45,000
MSF	43.1%	\$ 2,116,000	\$ -	\$ 2,116,000
MSHDA	56.0%	\$ 2,745,600	\$ -	\$ 2,745,600

Estimated Total Years of Plan:	23
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Estimated Capture	\$ 8,593,612
Administrative Fees	\$ 268,820
State Brownfield Redevelopment Fund	\$ 536,683
Local Brownfield Revolving Fund	\$ 268,820

Plan Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Total State Incremental Revenue	\$ 89,494	\$ 91,394	\$ 93,331	\$ 95,308	\$ 97,324	\$ 99,377	\$ 101,468	\$ 103,594	\$ 105,747	\$ 107,928	\$ 110,136	\$ 112,371	\$ 114,633	\$ 116,922	\$ 119,236
State Brownfield Redevelopment Fund (50% of SET)	\$ 13,679	\$ 13,946	\$ 14,213	\$ 14,480	\$ 14,747	\$ 15,014	\$ 15,281	\$ 15,548	\$ 15,815	\$ 16,082	\$ 16,349	\$ 16,616	\$ 16,883	\$ 17,150	\$ 17,417
State TIR Available for Reimbursement	\$ 75,815	\$ 77,447	\$ 79,118	\$ 80,828	\$ 82,577	\$ 84,363	\$ 86,185	\$ 88,046	\$ 89,932	\$ 91,856	\$ 93,817	\$ 95,813	\$ 97,846	\$ 99,917	\$ 101,929
Total Local Incremental Revenue	\$ 127,013	\$ 128,695	\$ 130,431	\$ 132,221	\$ 134,067	\$ 135,967	\$ 137,921	\$ 139,930	\$ 141,994	\$ 144,013	\$ 146,087	\$ 148,215	\$ 150,397	\$ 152,633	\$ 154,924
BRA Administrative Fee / Revolving Fund	10%	\$ 12,701	\$ 12,870	\$ 13,043	\$ 13,221	\$ 13,403	\$ 13,587	\$ 13,773	\$ 13,961	\$ 14,151	\$ 14,343	\$ 14,537	\$ 14,733	\$ 14,931	\$ 15,131
BRA Implementation Fee	75,000	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750
Local TIR Available for Reimbursement	\$ 110,562	\$ 112,074	\$ 113,638	\$ 115,250	\$ 116,914	\$ 118,627	\$ 120,387	\$ 122,197	\$ 124,056	\$ 125,966	\$ 127,925	\$ 129,933	\$ 131,990	\$ 134,097	\$ 136,254
Total State & Local TIR Available	\$ 187,377	\$ 190,423	\$ 192,549	\$ 194,729	\$ 196,952	\$ 199,220	\$ 201,535	\$ 203,894	\$ 206,297	\$ 208,744	\$ 211,235	\$ 213,770	\$ 216,349	\$ 218,972	\$ 221,628

DEVELOPER	Beginning Balance	\$ 2,745,600	\$ 2,745,600	\$ 2,745,600	\$ 2,745,600	\$ 2,745,600	\$ 2,745,600	\$ 2,745,600	\$ 2,745,600	\$ 2,745,600	\$ 2,745,600	\$ 2,745,600	\$ 2,745,600	\$ 2,745,600	\$ 2,745,600
MSHDA Housing Development Reimbursement	\$ 2,745,600	\$ 2,745,600	\$ 2,745,600	\$ 2,745,600	\$ 2,745,600	\$ 2,745,600	\$ 2,745,600	\$ 2,745,600	\$ 2,745,600	\$ 2,745,600	\$ 2,745,600	\$ 2,745,600	\$ 2,745,600	\$ 2,745,600	\$ 2,745,600
State Tax Reimbursement	\$ 42,984	\$ 43,897	\$ 44,828	\$ 45,778	\$ 46,748	\$ 47,737	\$ 48,745	\$ 49,772	\$ 50,818	\$ 51,884	\$ 52,969	\$ 54,074	\$ 55,200	\$ 56,346	\$ 57,512
Local Tax Reimbursement	\$ 61,867	\$ 63,218	\$ 64,596	\$ 66,001	\$ 67,435	\$ 68,897	\$ 70,387	\$ 71,904	\$ 73,448	\$ 75,019	\$ 76,617	\$ 78,242	\$ 79,894	\$ 81,573	\$ 83,279
Total MSHDA Reimbursement Balance	\$ 2,640,749	\$ 2,533,634	\$ 2,444,210	\$ 2,312,430	\$ 2,098,248	\$ 2,087,118	\$ 1,932,605	\$ 1,792,691	\$ 1,659,377	\$ 1,471,110	\$ 1,232,961	\$ 947,148	\$ 641,638	\$ 323,669	\$ 49,456

EGLE Reimbursement	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000
State Tax Reimbursement	\$ 704	\$ 719	\$ 735	\$ 750	\$ 766	\$ 782	\$ 799	\$ 816	\$ 833	\$ 850	\$ 867	\$ 884	\$ 901	\$ 918	\$ 935
Local Tax Reimbursement	\$ 1,014	\$ 1,036	\$ 1,059	\$ 1,082	\$ 1,105	\$ 1,129	\$ 1,153	\$ 1,177	\$ 1,201	\$ 1,225	\$ 1,249	\$ 1,273	\$ 1,297	\$ 1,321	\$ 1,345
Total EGLE Reimbursement Balance	\$ 42,822	\$ 43,282	\$ 43,596	\$ 43,731	\$ 43,797	\$ 43,854	\$ 43,902	\$ 43,941	\$ 43,972	\$ 44,005	\$ 44,030	\$ 44,056	\$ 44,082	\$ 44,108	\$ 44,134
MSF Eligible Activity Reimbursement - Bank	\$ 2,116,000	\$ 2,116,000	\$ 2,116,000	\$ 2,116,000	\$ 2,116,000	\$ 2,116,000	\$ 2,116,000	\$ 2,116,000	\$ 2,116,000	\$ 2,116,000	\$ 2,116,000	\$ 2,116,000	\$ 2,116,000	\$ 2,116,000	\$ 2,116,000
State Tax Reimbursement	\$ 33,127	\$ 33,831	\$ 34,549	\$ 35,281	\$ 36,028	\$ 36,789	\$ 37,564	\$ 38,354	\$ 39,159	\$ 39,979	\$ 40,814	\$ 41,664	\$ 42,529	\$ 43,409	\$ 44,294
Local Tax Reimbursement	\$ 47,680	\$ 48,711	\$ 49,783	\$ 50,886	\$ 51,971	\$ 53,038	\$ 54,088	\$ 55,121	\$ 56,137	\$ 57,128	\$ 58,104	\$ 59,065	\$ 60,011	\$ 60,942	\$ 61,858
Total MSF Reimbursement Balance	\$ 2,034,193	\$ 1,932,641	\$ 1,868,309	\$ 1,792,162	\$ 1,694,163	\$ 1,584,163	\$ 1,468,516	\$ 1,347,275	\$ 1,220,448	\$ 1,088,010	\$ 950,848	\$ 808,961	\$ 663,267	\$ 513,767	\$ 360,456

Interest Accrual	\$ 235,501	\$ 235,501	\$ 235,501	\$ 235,501	\$ 235,501	\$ 235,501	\$ 235,501	\$ 235,501	\$ 235,501	\$ 235,501	\$ 235,501	\$ 235,501	\$ 235,501	\$ 235,501	\$ 235,501
State Tax Reimbursement	\$ 235,501	\$ 235,501	\$ 235,501	\$ 235,501	\$ 235,501	\$ 235,501	\$ 235,501	\$ 235,501	\$ 235,501	\$ 235,501	\$ 235,501	\$ 235,501	\$ 235,501	\$ 235,501	\$ 235,501
Local Tax Reimbursement	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Interest Reimbursement Balance	\$ 235,501	\$ 235,501	\$ 235,501	\$ 235,501	\$ 235,501	\$ 235,501	\$ 235,501	\$ 235,501	\$ 235,501	\$ 235,501	\$ 235,501	\$ 235,501	\$ 235,501	\$ 235,501	\$ 235,501
Total Developer Reimbursement	\$ 2,034,193	\$ 1,932,641	\$ 1,868,309	\$ 1,792,162	\$ 1,694,163	\$ 1,584,163	\$ 1,468,516	\$ 1,347,275	\$ 1,220,448	\$ 1,088,010	\$ 950,848	\$ 808,961	\$ 663,267	\$ 513,767	\$ 360,456
Total Bank Reimbursement	\$ 2,034,193	\$ 1,932,641	\$ 1,868,309	\$ 1,792,162	\$ 1,694,163	\$ 1,584,163	\$ 1,468,516	\$ 1,347,275	\$ 1,220,448	\$ 1,088,010	\$ 950,848	\$ 808,961	\$ 663,267	\$ 513,767	\$ 360,456
LOCAL BROWNFIELD REVOLVING FUND	\$ 2,034,193	\$ 1,932,641	\$ 1,868,309	\$ 1,792,162	\$ 1,694,163	\$ 1,584,163	\$ 1,468,516	\$ 1,347,275	\$ 1,220,448	\$ 1,088,010	\$ 950,848	\$ 808,961	\$ 663,267	\$ 513,767	\$ 360,456
State Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Local Tax Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total LBRF Capture	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

* Up to five years of capture for LBRF Deposits after eligible activities are reimbursed. May be taken from EGLE & Local TIR only.

Estimates:



16	17	18	19	20	21	22	23	TOTAL
2021	2022	2023	2024	2025	2026	2027	2028	
\$ 161,570	\$ 164,911	\$ 168,320	\$ 171,795	\$ 175,342	\$ 178,958	\$ 182,647	\$ 186,410	\$ 3,217,215
\$ 12,201	\$ 12,372	\$ 12,543	\$ 12,714	\$ 12,885	\$ 13,056	\$ 13,227	\$ 13,398	\$ 3,040
\$ 133,768	\$ 136,540	\$ 139,366	\$ 142,249	\$ 145,190	\$ 148,190	\$ 151,249	\$ 154,370	\$ 2,680,533
\$ 278,510	\$ 284,722	\$ 290,948	\$ 297,191	\$ 303,452	\$ 309,725	\$ 316,012	\$ 322,314	\$ 5,376,397
\$ 27,651	\$ 28,422	\$ 29,193	\$ 29,964	\$ 30,735	\$ 31,506	\$ 32,277	\$ 33,048	\$ 537,640
\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 3,750	\$ 75,000
\$ 246,909	\$ 252,048	\$ 257,233	\$ 262,462	\$ 267,735	\$ 273,057	\$ 278,427	\$ 283,846	\$ 4,783,757
\$ 380,677	\$ 388,889	\$ 396,660	\$ 404,891	\$ 413,287	\$ 421,601	\$ 429,937	\$ 438,297	\$ 441,247
\$ 2,472,283	\$ 2,492,904	\$ 2,513,524	\$ 2,534,144	\$ 2,554,764	\$ 2,575,384	\$ 2,596,004	\$ 2,616,624	\$ 0
\$ 74,953	\$ 75,537	\$ 76,121	\$ 76,705	\$ 77,289	\$ 77,873	\$ 78,457	\$ 79,041	\$ 2,245,600
\$ 138,183	\$ 139,902	\$ 141,621	\$ 143,340	\$ 145,059	\$ 146,778	\$ 148,497	\$ 150,216	\$ 1,003,318
\$ 206,419	\$ 208,419	\$ 210,419	\$ 212,419	\$ 214,419	\$ 216,419	\$ 218,419	\$ 220,419	\$ 1,742,282
\$ 1,227	\$ 1,189	\$ 1,151	\$ 1,113	\$ 1,075	\$ 1,037	\$ 999	\$ 961	\$ 45,000
\$ 2,264	\$ 2,155	\$ 2,046	\$ 1,937	\$ 1,828	\$ 1,719	\$ 1,610	\$ 1,501	\$ 16,444
\$ 3,884	\$ 3,750	\$ 3,616	\$ 3,482	\$ 3,348	\$ 3,214	\$ 3,080	\$ 2,946	\$ 28,556
\$ 57,689	\$ 55,903	\$ 54,117	\$ 52,331	\$ 50,545	\$ 48,759	\$ 46,973	\$ 45,187	\$ 45,000
\$ 106,481	\$ 103,195	\$ 99,909	\$ 96,623	\$ 93,337	\$ 90,051	\$ 86,765	\$ 83,479	\$ 2,115,000
\$ 159,100	\$ 155,814	\$ 152,528	\$ 149,242	\$ 145,956	\$ 142,670	\$ 139,384	\$ 136,098	\$ 1,347,755
\$ 18,446	\$ 17,961	\$ 17,476	\$ 16,991	\$ 16,506	\$ 16,021	\$ 15,536	\$ 15,051	\$ 2,116,000
\$ 6,911	\$ 6,750	\$ 6,589	\$ 6,428	\$ 6,267	\$ 6,106	\$ 5,945	\$ 5,784	\$ 2,862,571
\$ 127,757	\$ 125,273	\$ 122,789	\$ 120,305	\$ 117,821	\$ 115,337	\$ 112,853	\$ 110,369	\$ 793,695
\$ 2,882,571	\$ 2,842,904	\$ 2,803,237	\$ 2,763,570	\$ 2,723,903	\$ 2,684,236	\$ 2,644,569	\$ 2,604,902	\$ 1,488,876
\$ 216,500	\$ 212,490	\$ 208,480	\$ 204,470	\$ 200,460	\$ 196,450	\$ 192,440	\$ 188,430	\$ 2,862,571
\$ 164,169	\$ 159,100	\$ 154,031	\$ 148,962	\$ 143,893	\$ 138,824	\$ 133,755	\$ 128,686	\$ 5,033,171
\$ 1,227	\$ 1,189	\$ 1,151	\$ 1,113	\$ 1,075	\$ 1,037	\$ 999	\$ 961	\$ 45,000
\$ 2,264	\$ 2,155	\$ 2,046	\$ 1,937	\$ 1,828	\$ 1,719	\$ 1,610	\$ 1,501	\$ 16,444
\$ 3,884	\$ 3,750	\$ 3,616	\$ 3,482	\$ 3,348	\$ 3,214	\$ 3,080	\$ 2,946	\$ 28,556
\$ 57,689	\$ 55,903	\$ 54,117	\$ 52,331	\$ 50,545	\$ 48,759	\$ 46,973	\$ 45,187	\$ 45,000
\$ 106,481	\$ 103,195	\$ 99,909	\$ 96,623	\$ 93,337	\$ 90,051	\$ 86,765	\$ 83,479	\$ 2,115,000
\$ 159,100	\$ 155,814	\$ 152,528	\$ 149,242	\$ 145,956	\$ 142,670	\$ 139,384	\$ 136,098	\$ 1,347,755
\$ 18,446	\$ 17,961	\$ 17,476	\$ 16,991	\$ 16,506	\$ 16,021	\$ 15,536	\$ 15,051	\$ 2,116,000
\$ 6,911	\$ 6,750	\$ 6,589	\$ 6,428	\$ 6,267	\$ 6,106	\$ 5,945	\$ 5,784	\$ 2,862,571
\$ 127,757	\$ 125,273	\$ 122,789	\$ 120,305	\$ 117,821	\$ 115,337	\$ 112,853	\$ 110,369	\$ 793,695
\$ 2,882,571	\$ 2,842,904	\$ 2,803,237	\$ 2,763,570	\$ 2,723,903	\$ 2,684,236	\$ 2,644,569	\$ 2,604,902	\$ 1,488,876
\$ 216,500	\$ 212,490	\$ 208,480	\$ 204,470	\$ 200,460	\$ 196,450	\$ 192,440	\$ 188,430	\$ 2,862,571
\$ 164,169	\$ 159,100	\$ 154,031	\$ 148,962	\$ 143,893	\$ 138,824	\$ 133,755	\$ 128,686	\$ 5,033,171
\$ 1,227	\$ 1,189	\$ 1,151	\$ 1,113	\$ 1,075	\$ 1,037	\$ 999	\$ 961	\$ 45,000
\$ 2,264	\$ 2,155	\$ 2,046	\$ 1,937	\$ 1,828	\$ 1,719	\$ 1,610	\$ 1,501	\$ 16,444
\$ 3,884	\$ 3,750	\$ 3,616	\$ 3,482	\$ 3,348	\$ 3,214	\$ 3,080	\$ 2,946	\$ 28,556
\$ 57,689	\$ 55,903	\$ 54,117	\$ 52,331	\$ 50,545	\$ 48,759	\$ 46,973	\$ 45,187	\$ 45,000
\$ 106,481	\$ 103,195	\$ 99,909	\$ 96,623	\$ 93,337	\$ 90,051	\$ 86,765	\$ 83,479	\$ 2,115,000
\$ 159,100	\$ 155,814	\$ 152,528	\$ 149,242	\$ 145,956	\$ 142,670	\$ 139,384	\$ 136,098	\$ 1,347,755
\$ 18,446	\$ 17,961	\$ 17,476	\$ 16,991	\$ 16,506	\$ 16,021	\$ 15,536	\$ 15,051	\$ 2,116,000
\$ 6,911	\$ 6,750	\$ 6,589	\$ 6,428	\$ 6,267	\$ 6,106	\$ 5,945	\$ 5,784	\$ 2,862,571
\$ 127,757	\$ 125,273	\$ 122,789	\$ 120,305	\$ 117,821	\$ 115,337	\$ 112,853	\$ 110,369	\$ 793,695
\$ 2,882,571	\$ 2,842,904	\$ 2,803,237	\$ 2,763,570	\$ 2,723,903	\$ 2,684,236	\$ 2,644,569	\$ 2,604,902	\$ 1,488,876
\$ 216,500	\$ 212,490	\$ 208,480	\$ 204,470	\$ 200,460	\$ 196,450	\$ 192,440	\$ 188,430	\$ 2,862,571
\$ 164,169	\$ 159,100	\$ 154,031	\$ 148,962	\$ 143,893	\$ 138,824	\$ 133,755	\$ 128,686	\$ 5,033,171
\$ 1,227	\$ 1,189	\$ 1,151	\$ 1,113	\$ 1,075	\$ 1,037	\$ 999	\$ 961	\$ 45,000
\$ 2,264	\$ 2,155	\$ 2,046	\$ 1,937	\$ 1,828	\$ 1,719	\$ 1,610	\$ 1,501	\$ 16,444
\$ 3,884	\$ 3,750	\$ 3,616	\$ 3,482	\$ 3,348	\$ 3,214	\$ 3,080	\$ 2,946	\$ 28,556
\$ 57,689	\$ 55,903	\$ 54,117	\$ 52,331	\$ 50,545	\$ 48,759	\$ 46,973	\$ 45,187	\$ 45,000
\$ 106,481	\$ 103,195	\$ 99,909	\$ 96,623	\$ 93,337	\$ 90,051	\$ 86,765	\$ 83,479	\$ 2,115,000
\$ 159,100	\$ 155,814	\$ 152,528	\$ 149,242	\$ 145,956	\$ 142,670	\$ 139,384	\$ 136,098	\$ 1,347,755
\$ 18,446	\$ 17,961	\$ 17,476	\$ 16,991	\$ 16,506	\$ 16,021	\$ 15,536	\$ 15,051	\$ 2,116,000
\$ 6,911	\$ 6,750	\$ 6,589	\$ 6,428	\$ 6,267	\$ 6,106	\$ 5,945	\$ 5,784	\$ 2,862,571
\$ 127,757	\$ 125,273	\$ 122,789	\$ 120,305	\$ 117,821	\$ 115,337	\$ 112,853	\$ 110,369	\$ 793,695
\$ 2,882,571	\$ 2,842,904	\$ 2,803,237	\$ 2,763,570	\$ 2,723,903	\$ 2,684,236	\$ 2,644,569	\$ 2,604,902	\$ 1,488,876
\$ 216,500	\$ 212,490	\$ 208,480	\$ 204,470	\$ 200,460	\$ 196,450	\$ 192,440	\$ 188,430	\$ 2,862,571
\$ 164,169	\$ 159,100	\$ 154,031	\$ 148,962	\$ 143,893	\$ 138,824	\$ 133,755	\$ 128,686	\$ 5,033,171
\$ 1,227	\$ 1,189	\$ 1,151	\$ 1,113	\$ 1,075	\$ 1,037	\$ 999	\$ 961	\$ 45,000
\$ 2,264	\$ 2,155	\$ 2,046	\$ 1,937	\$ 1,828	\$ 1,719	\$ 1,610	\$ 1,501	\$ 16,444
\$ 3,884	\$ 3,750	\$ 3,616	\$ 3,482	\$ 3,348	\$ 3,214	\$ 3,080	\$ 2,946	\$ 28,556
\$ 57,689	\$ 55,903	\$ 54,117	\$ 52,331	\$ 50,545	\$ 48,759	\$ 46,973	\$ 45,187	\$ 45,000
\$ 106,481	\$ 103,195	\$ 99,909	\$ 96,623	\$ 93,337	\$ 90,051	\$ 86,765	\$ 83,479	\$ 2,115,000
\$ 159,100	\$ 155,814	\$ 152,528	\$ 149,242	\$ 145,956	\$ 142,670	\$ 139,384	\$ 136,098	\$ 1,347,755
\$ 18,446	\$ 17,961	\$ 17,476	\$ 16,991	\$ 16,506	\$ 16,021	\$ 15,536	\$ 15,051	\$ 2,116,000
\$ 6,911	\$ 6,750	\$ 6,589	\$ 6,428	\$ 6,267	\$ 6,106	\$ 5,945	\$ 5,784	\$ 2,862,571
\$ 127,757	\$ 125,273	\$ 122,789	\$ 120,305	\$ 117,821	\$ 115,337	\$ 112,853	\$ 110,369	\$ 793,695
\$ 2,882,571	\$ 2,842,904	\$ 2,803,237	\$ 2,763,570	\$ 2,723,903	\$ 2,684,236	\$ 2,644,569	\$ 2,604,902	\$ 1,488,876
\$ 216,500	\$ 212,490	\$ 208,480	\$ 204,470	\$ 200,460	\$ 196,450	\$ 192,440	\$ 188,430	\$ 2,862,571
\$ 164,169	\$ 159,100	\$ 154,031	\$ 148,962	\$ 143,893	\$ 138,824	\$ 133,755	\$ 128,686	\$ 5,033,171
\$ 1,227	\$ 1,189	\$ 1,151	\$ 1,113	\$ 1,075	\$ 1,037	\$ 999	\$ 961	\$ 45,000
\$ 2,264	\$ 2,155	\$ 2,046	\$ 1,937	\$ 1,828	\$ 1,719	\$ 1,610	\$ 1,501	\$ 16,444
\$ 3,884	\$ 3,750	\$ 3,616	\$ 3,482	\$ 3,348	\$ 3,214	\$ 3,080	\$ 2,946	\$ 28,556
\$ 57,689	\$ 55,903	\$ 54,117	\$ 52,331	\$ 50,545	\$ 48,759	\$ 46,973	\$ 45,187	\$ 45,000
\$ 106,481	\$ 103,195	\$ 99,909	\$ 96,623	\$ 93,337	\$ 90,051	\$ 86,765	\$ 83,479	\$ 2,115,000
\$ 159,100	\$ 155,814	\$ 152,528	\$ 149,242	\$ 145,956	\$ 142,670	\$ 139,384	\$ 136,098	\$ 1,347,755
\$ 18,446	\$ 17,961	\$ 17,476	\$ 16,991	\$ 16,506	\$ 16,021	\$ 15,536	\$ 15,051	\$ 2,116,000
\$ 6,911	\$ 6,750	\$ 6,589	\$ 6,428	\$ 6,267	\$ 6,106	\$ 5,945	\$ 5,784	\$ 2,862,571
\$ 127,757	\$ 125,273	\$ 122,789	\$ 120,305	\$ 117,821	\$ 115,337	\$ 112,853	\$ 110,369	\$ 793,695
\$ 2,882,571	\$ 2,842,904	\$ 2,803,237	\$ 2,763,570	\$ 2,723,903	\$ 2,684,236	\$ 2,644,569	\$ 2,604,902	\$ 1,488,876
\$ 216,500	\$ 212,490	\$ 208,480	\$ 204,470	\$ 200,460	\$ 196,450	\$ 192,440	\$ 188,430	\$ 2,862,571
\$ 164,169	\$ 159,100	\$ 154,031	\$ 148,962	\$ 143,893	\$ 138,824	\$ 133,755	\$ 128,686	\$ 5,033,171
\$ 1,227	\$ 1,189	\$ 1,151	\$ 1,113	\$ 1,075	\$ 1,037	\$ 999	\$ 961	\$ 45,000
\$ 2,264	\$ 2,155	\$ 2,046	\$ 1,937	\$ 1,828	\$ 1,719	\$ 1,610	\$ 1,501	\$ 16,444
\$ 3,884	\$ 3,750	\$ 3,616	\$ 3,482	\$ 3,348	\$ 3,214	\$ 3,080	\$ 2,946	\$ 28,556
\$ 57,689	\$ 55,903	\$ 54,117	\$ 52,331	\$ 50,545	\$ 48,759	\$ 46,973	\$ 45,187	\$ 45,000
\$ 106,481	\$ 103,195	\$ 99,909	\$ 96,623	\$ 93,337	\$ 90,051	\$ 86,765	\$ 83,479	\$ 2,115,000
\$ 159,100	\$ 155,814	\$ 152,528	\$ 149,242	\$ 145,956	\$ 142,670	\$ 139,384	\$ 136,098	\$ 1,347,755
\$ 18,446	\$ 17,961	\$ 17,476	\$ 16,991	\$ 16,506	\$ 16,021	\$ 15,536	\$ 15,051	\$ 2,116,000
\$ 6,911	\$ 6,750	\$ 6,589	\$ 6,428	\$ 6,267	\$ 6,106	\$ 5,945	\$ 5,784	\$ 2,862,571
\$ 127,757	\$ 125,273	\$ 122,789	\$ 120,305	\$ 117,821	\$ 115,337	\$ 112,853	\$ 110,369	\$ 793,695
\$ 2,882,571	\$ 2,842,904	\$ 2,803,237	\$ 2,763,570	\$ 2,723,903	\$ 2,684,236	\$ 2,644,569	\$ 2,604,902	\$ 1,488,876
\$ 216,500	\$ 212,490	\$ 208,480	\$ 204,470	\$ 200,460	\$ 196,450	\$ 192,440	\$ 188,430	\$ 2,862,571
\$ 164,169	\$ 159,100	\$ 154,031	\$ 148,962	\$ 143,893	\$ 138,824	\$ 133,755	\$ 128,686	\$ 5,033,171
\$ 1,227	\$ 1,189	\$ 1,151	\$ 1,113	\$ 1,075	\$ 1,037	\$ 999	\$ 961	\$ 45,000
\$ 2,264	\$ 2,155	\$ 2,046	\$ 1,937	\$ 1,828	\$ 1,719	\$ 1,610	\$ 1,501	\$ 16,444
\$ 3,884	\$ 3,750	\$ 3,616	\$ 3,482	\$ 3,348	\$ 3,214	\$ 3,080	\$ 2,946	\$ 28,556
\$ 57,689	\$ 55,903	\$ 54,117	\$ 52,331	\$ 50,545	\$ 48,759	\$ 46,973	\$ 45,187	\$ 45,000
\$ 106,481	\$ 103,195	\$ 99,909	\$ 96,623	\$ 93,337	\$ 90,051	\$ 86,765	\$ 83,479	\$ 2,115,000
\$ 159,100	\$ 155,814	\$ 152,528	\$ 149,242	\$ 145,956	\$ 142,670	\$ 139,384	\$ 136,098	\$ 1,347,755
\$ 18,446	\$ 17,961	\$ 17,476	\$ 16,991	\$ 16,506	\$ 16,021			

Attachment A

Brownfield Plan Resolutions

Attachment B

Reimbursement Agreement

Attachment C

Verification of Facility Status

EGLE-RRD-RIDEEDM

From: no-reply@Michigan.gov
Sent: Wednesday, June 18, 2025 11:49 AM
To: EGLE-RRD-RIDEEDM
Cc: awozniak@upea.com; awozniak@upea.com
Subject: EQ 4025 - Baseline Environmental Assessment - RIDE Submission - 31000540-BEA-2
Attachments: 31000540-BEA-2.pdf

EQ 4025 - Baseline Environmental Assessment - RIDE Submission

Submittal
Number: 31000540-BEA-2

Facility ID: 31000540

Facility Address: 902 908 912 College Avenue, Houghton, MI, 49931

Today's Date: 6/18/2025

SEND TO:

RRD Office: Marquette
Phone: 906-228-4853
Office Recipients: Marquette

SUBMITTED BY:

Primary Certifier

Name: Wozniak, Andrew
Role: Third Party
Phone: (906) 315-1316
Email: awozniak@upea.com
Organization: U.P. Engineers & Architects, inc.

Secondary Certifier

Name: Wozniak, Andrew
Role: Third Party
Phone: (906) 315-1316
Email: awozniak@upea.com
Organization: U.P. Engineers & Architects, inc.

ACKNOWLEDGEMENT OF RECEIPT OF A BASELINE ENVIRONMENTAL ASSESSMENT

The Michigan Department of Environment, Great Lakes, and Energy (EGLE) received a Baseline Environmental Assessment (BEA) for the above legal entity and property that was submitted using the Remediation Information Data Exchange (RIDE). This is your acknowledgement that EGLE has received and will record the BEA. EGLE maintains an administrative record of each BEA as received.

This BEA was submitted pursuant to Section 20126(1)(c) of Part 201, Environmental Remediation and/or Section 21323a(1)(b) of Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended (NREPA). A BEA is submitted for the purpose of establishing an exemption to liability for a new owner or operator of property that has been demonstrated to be a facility or property as defined by Section 20101(1)(s) of Part 201, Environmental Remediation and/or property as defined by Section 21303(d) of Part 213, Leaking Underground Storage Tanks, of the NREPA. Pursuant to Sections 20126(1)(c) and 21323a(1)(b), the conditions of this exemption require the legal entity to disclose the BEA to a subsequent purchaser or transferee of the property.

The BEA is only for the legal entity and property or properties identified on the BEA Submittal Form and in the BEA that have been demonstrated to be a facility. Each new legal entity that becomes the owner or operator of this facility must submit their own BEA. EGLE is not making any findings about whether the submitter is liable or is eligible to submit. The submitted BEA does not alter liability with regard to a subsequent release, threat of release, or exacerbation of existing conditions that is the responsibility of the legal entity submitting the BEA.

EGLE does not review BEAs to determine the adequacy of the submittal. The Volatilization to Indoor Air Pathway (VIAP) Screening Levels (SLs) may be proposed as site-specific criteria when used to determine that a property is or contains a facility or site. EGLE's approval of these numeric site-specific criteria is required. Since the BEA has not been reviewed, if the BEA relied upon the VIAP SLs then their use within the BEA is approved only for the purpose of confirming the status of the property as a facility under Part 201 or a site under Part 213.

The legal entity, as the owner and/or operator of a facility or property, may have Due Care responsibilities under Section 20107a of Part 201, Environmental Remediation and/or Section 21304c of Part 213, Leaking Underground Storage Tanks, of the NREPA.

The legal entity may also have responsibility under applicable state and federal laws, including, but not limited to, Part 201, Environmental Remediation; Part 111, Hazardous Waste Management; Part 211, Underground Storage Tank Regulations; Part 213, Leaking Underground Storage Tanks; Part 615, Supervisor of Wells, of the NREPA; and the Michigan Fire Prevention Code, 1941 PA 207, as amended. Please review the enclosed brochure on "due care." An owner or operator of contaminated property has an obligation to assure the property is safe for the intended use and is protective of the public health and safety.

Pursuant to Section 20112a(6) of Part 201, Environmental Remediation, the property(s) identified in the BEA will be placed on the inventory of facilities if not already present, which is updated daily and posted on EGLE's website: [RIDE - Inventory of Facilities](#).

EGLE – Remediation and Redevelopment Division
RIDE Administration Team



Michigan Department of Environment, Great Lakes, and Energy
Remediation & Redevelopment Division
Location 31000540 Baseline Environment Assessment - 6/18/2025
NEW: EQ 4025 - Baseline Environmental Assessment - 31000540-BEA-2

INSTRUCTIONS - This form is for submittal of a Baseline Environmental Assessment (BEA), as defined by Part 201, Environmental Remediation and Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, for the purpose of establishing an exemption to liability pursuant to Section 20126(1)(c) and Section 21323a(1)(b) for a new owner or operator of property that is a facility as defined by Section 20101(1)(s) or Property as defined by Section 21303(d). The BEA report must be conducted either prior to or within 45 days after becoming the owner or operator, whichever is earliest. This form and the BEA report must be submitted prior to or within 6 months of becoming the owner or operator whichever is earliest. A separate BEA is required for each legal entity that is or will be a new owner or operator of the property. To maintain the exemption to liability, the owner and operator must also disclose the BEA to any subsequent purchaser or transferee before conveying interest in the property pursuant to Section 20126(1)(c) and Section 21323a(1)(b).

An owner or operator of a facility or Property also has due care obligations under Section 20107a and Section 21304c with respect to any existing contamination. Documentation of due care evaluations, all conducted response activities, and compliance with 7a or 4c need to be available to EGLE, but not submitted, within 8 months of becoming the owner or operator of a facility and/or Property

Site Information

Site Name: 902 908 912 College Avenue, Houghton

Facility Id: 31000540

Street Address:
902 908 912 College Avenue

City: Houghton State: Michigan

Zip Code: 49931

County: Houghton

Latitude: 47.12175952

Longitude: -88.56202233

Status of Submitter Relative to the Property (check all that apply): Current Owner, Current Operator

Property Tax Ids

1. Property Tax Id: 052-401-003-00
2. Property Tax Id: 052-401-005-00
3. Property Tax Id: 052-401-010-10
4. Property Tax Id: 052-401-011-00
5. Property Tax Id: 052-401-012-00
6. Property Tax Id: 052-401-013-00
7. Property Tax Id: 052-401-014-00
8. Property Tax Id: 052-401-014-50

Organization/Contacts

Organization Name: Portage Land CO LLC

Address: PO Box 831, Houghton, MI, 49931

Contact Type: Owner

Full Name: Williams, David

Address: 430 North Lincoln Road, Escanaba, MI, 49829

Phone: (906) 789-7000 Email: dcwilliams@upstatebank.net

Submittal Information

1. Source of Contamination at the Property

Facility regulated under Part 201, other source, or source unknown: Yes Leaking Underground Storage Tank regulated pursuant to Part 213: No

Part 201 Site ID, if known:

Oil or gas production and development
regulated pursuant to Part 615 or 625:
No

Licensed landfill regulated pursuant to Part 115:
No

Licensed hazardous waste treatment, storage,
or disposal facility regulated pursuant to Part
111:
No

2. Applicable Dates (provide date for all that are relevant)

Date All Appropriate Inquiry (AAI) Report or Phase I Environmental Assessment Report completed : 04/17/2025
 Date Baseline Environmental Assessment Report conducted : 06/02/2025
 Date submitter first became the owner : 04/29/2025
 Date submitter first became the operator : 04/29/2025
 Date submitter first became the operator (if prior to ownership) :
 Anticipated date of becoming the owner for prospective owners :
 Anticipated date of becoming the operator for prospective operators :
 If former owner or operator of this property, prior dates of being the owner or operator :

3. Select the appropriate response to each of the following questions

Is the property at which the BEA was conducted a "facility" as defined by Section 20101(1)(s) or a Property as defined by Section 21303(d)?
 Yes

Was the All Appropriate Inquiry (AAI) completed in accordance with Section 20101(1)(f) and or 21302(1)(b)?
 Yes

Was the BEA, including the sampling, conducted either prior to or within 45 days of the date of becoming the owner, operator, or of foreclosure, whichever is earliest?
 Yes

Is this BEA being submitted to the department within 6 months of the submitter first becoming the owner or operator, or foreclosing?
 Yes

Does the BEA provide sufficient rationale to demonstrate that the data is reliable and relevant to define conditions at the property at the time of purchase, occupancy, or foreclosure, even if the BEA relies on studies of data prepared by others or conducted for other purposes?
 Yes

Does this BEA contain the legal description of the property addressed by the BEA?
 Yes

Does this BEA contain the environmental analytical results, a scaled map showing the sample locations, and the basis for the determination that the property is a facility as defined by Section 20101(1)(s) or the basis for the determination that the property is a Property as defined by Section 21303(d)?
 Yes

Certifications

Primary Certifier

Role: Qualified Consultant

First Name: Andrew

Organization/Company: U.P. Engineers & Architects, Inc.

Work Phone: (906) 315-1316

Address:
 100 Portage Street, Houghton, MI, 49931

Certification Status: In Progress

Last Name: Wozniak

Email: awozniak@upea.com

Date:
 6/18/2025 8:47:05 AM

Secondary Certifier

Role: Owner Operator (or Representative)

First Name: Andrew

Organization/Company: U.P. Engineers & Architects, Inc.

Work Phone: (906) 315-1316

Address:
 100 Portage Street, Houghton, MI, 49931

Certification Status: Administrative Review

Last Name: Wozniak

Email: awozniak@upea.com

Date:
 6/18/2025 11:49:09 AM

This form should be submitted to EGLE Remediation & Redevelopment Division District Office for the county in which the property is located, unless the response activity is related to a facility that is regulated by another EGLE Division. A district map is located at www.michigan.gov/EGLErrd. If regulated by another division, contact should be made with that division for information on where to submit the form and plan.

For information or assistance on this publication, please contact the (program), through EGLE Environmental Assistance Center at 800-662-9278. This publication is available in alternative formats upon request.

EGLE does not discriminate on the basis of race, sex, religion, age, national origin, color, marital status, disability, political beliefs, height, weight, genetic information, or sexual orientation in the administration of any of its programs or activities, and prohibits intimidation and retaliation, as required by applicable laws and regulations.

This form and its contents are subject to the Freedom of Information Act and may be released to the public.



MICHIGAN DEPARTMENT OF ENVIRONMENT, GREAT LAKES, AND ENERGY

Remediation and Redevelopment Division

Remediation Information Data Exchange (Ride) Secondary Certification Authorization

Instructions:

FOR RIDE SYSTEM USERS, COMPLETION OF THIS FORM IS MANDATORY TO DELEGATE THE "SECONDARY CERTIFICATION" STEP OF A SUBMITTAL TO A USER OTHER THAN THE REGULATED ENTITY. This form was developed to accommodate regulated entities that choose not to create a RIDE user account. It allows for the secondary certification step to be completed by the primary submitter, usually a consultant or attorney acting on behalf of the regulated entity. The form is submittal-specific and should be completed for each submittal that the regulated entity is delegating authority; it cannot be used for multiple submittals. The form must be signed and dated by an authorized representative of the regulated entity to allow certification of the submittal on their behalf. **This form should be placed as the first sheet of the attachment being provided through the RIDE system.** Only with completion of this form can the primary certifier of a report act as the secondary certifier, unless both the primary and secondary certifiers are an authorized representative of the regulated entity. For questions related to the use of this form, please email EGLE-RIDE-Admin@Michigan.gov.

NOTE: This form does **NOT** fulfill the requirements of a notarized affidavit when one is statutorily required. A copy of the affidavit documentation, with notary signature and stamp, must be provided in addition to this form when submitting a Part 201 No Further Action Report (use [EQP4029/EQP4031](#)) or a Part 213 Closure Report (use [EQP4056/EQP4057](#)) through the RIDE system.

Authorization of an Organization Submitting a Report Through the RIDE System to Act as the Secondary Certifier on behalf of the Regulated Entity

Pursuant to Part 201, Environmental Remediation, and Part 213, Leaking Underground Storage Tanks, of the Natural Resources and Environmental Protection Act, 1994 PA 451, as amended, many submittals that are provided to the Department of Environment, Great Lakes, and Energy (EGLE), Remediation and Redevelopment Division (RRD) require the signature of an authorized representative of the regulated entity affirming the completeness and accuracy of the submittal. RRD has developed the RIDE system as an electronic portal for submittals. By use of this form, you are authorizing an agent to act on your behalf and provide a specific submittal to RRD through RIDE. Use of RIDE to provide submittals is strongly encouraged but remains voluntary. Alternatively, submittals can be provided to the EGLE Remediation and Redevelopment Division using the following address:

Michigan Department of Environment, Great Lakes, and Energy
Remediation & Redevelopment Division
PO Box 30426
Lansing, MI 48909-7926

By completing the following information and signing this form, I affirm that I am an authorized representative of the regulated entity providing this submittal and that, to the best of my knowledge and belief, all information, data, documents, and reports provided in this submittal are true, accurate, and complete.

Submittal Information:

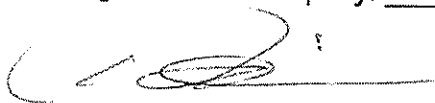
Report Title: Baseline Environmental Assessment Report Completion Date: 06/02/2025

Organization Certifying Submittal on my behalf: U.P. Engineers & Architects

Name And Signature Of Authorized Representative Of The Regulated Entity Providing The Submittal:

Email: dcwilliams@upstatebank.net Phone Number: 906-789-7000

Organization/Company: Portage Land Co, LLC



David Williams

06/10/2025

Signature

Print Name

Date

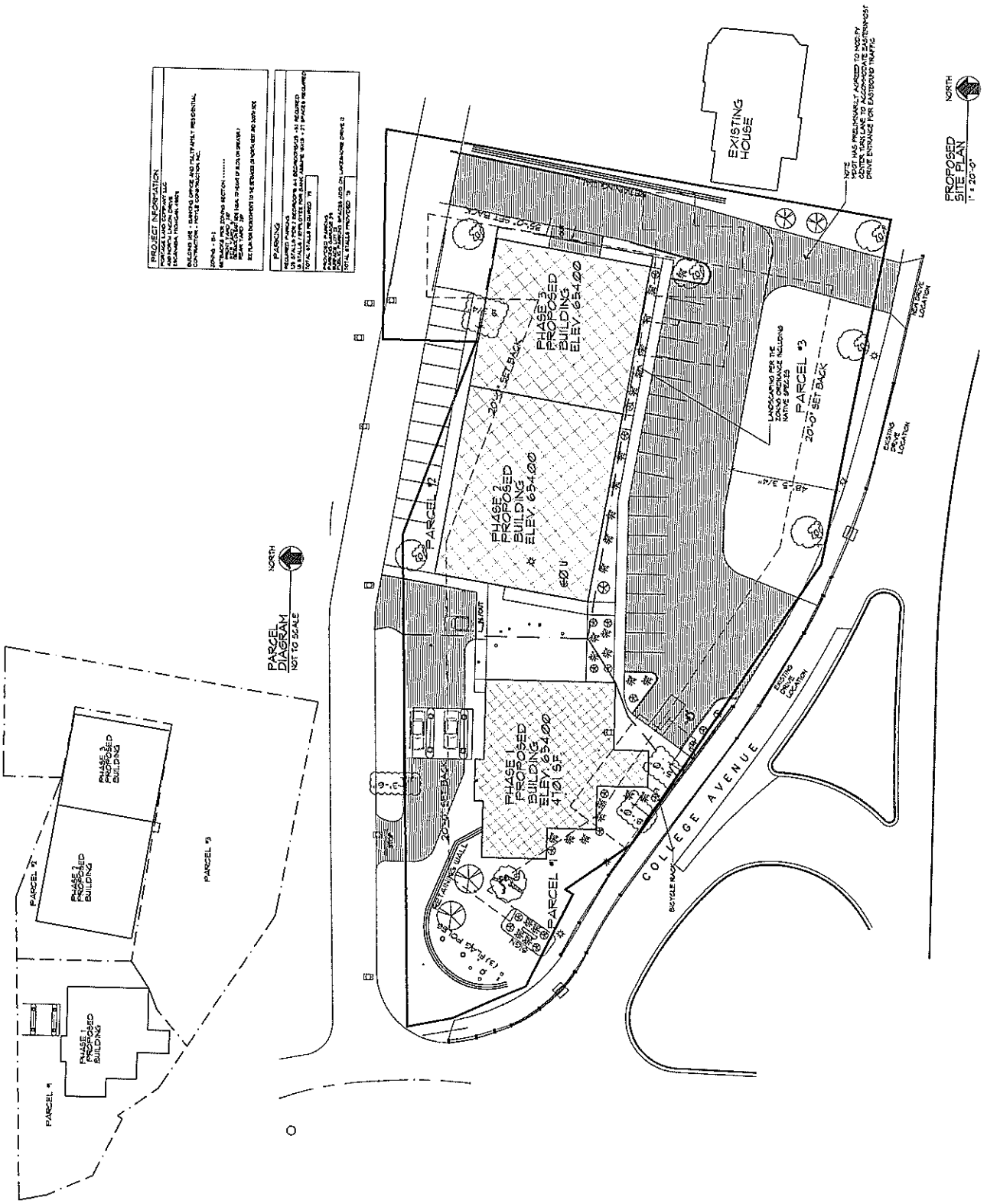
People with disabilities may request this material in an alternate format by emailing EGLE-Accessibility@Michigan.gov or calling 800-662-9278.

EGLE does not discriminate on the basis of race, sex, religion, age, national origin, color, marital status, disability, political beliefs, height, weight, genetic information, or sexual orientation in the administration of any of its programs or activities, and prohibits intimidation and retaliation, as required by applicable laws and regulations.

This form and its contents are subject to the Freedom of Information Act and may be released to the public.

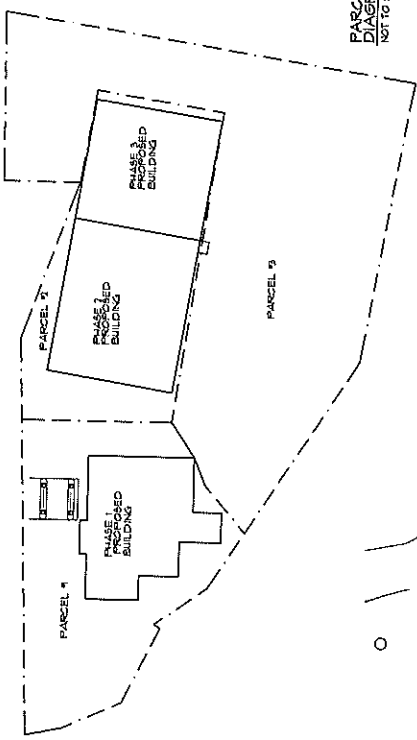
Attachment D

Site Plan



PROJECT INFORMATION
ARCHITECT: FISHER & ASSOCIATES, L.L.C.
1000 W. 10th Ave.
Houghton, Michigan 49931
DATE: 02/28/24
JOB NUMBER: 2408
SHEET: 01
PHASE 1 PROPOSED BUILDING
ELEV. 65400
4101 SF
PHASE 2 PROPOSED BUILDING
ELEV. 65400
6540 SF
PHASE 3 PROPOSED BUILDING
ELEV. 65400
6540 SF
EXISTING HOUSE
COLLEGE AVENUE
BIKE RACK
PARKING
NOTE: THIS SITE IS PRELIMINARY AND SUBJECT TO CHANGE. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

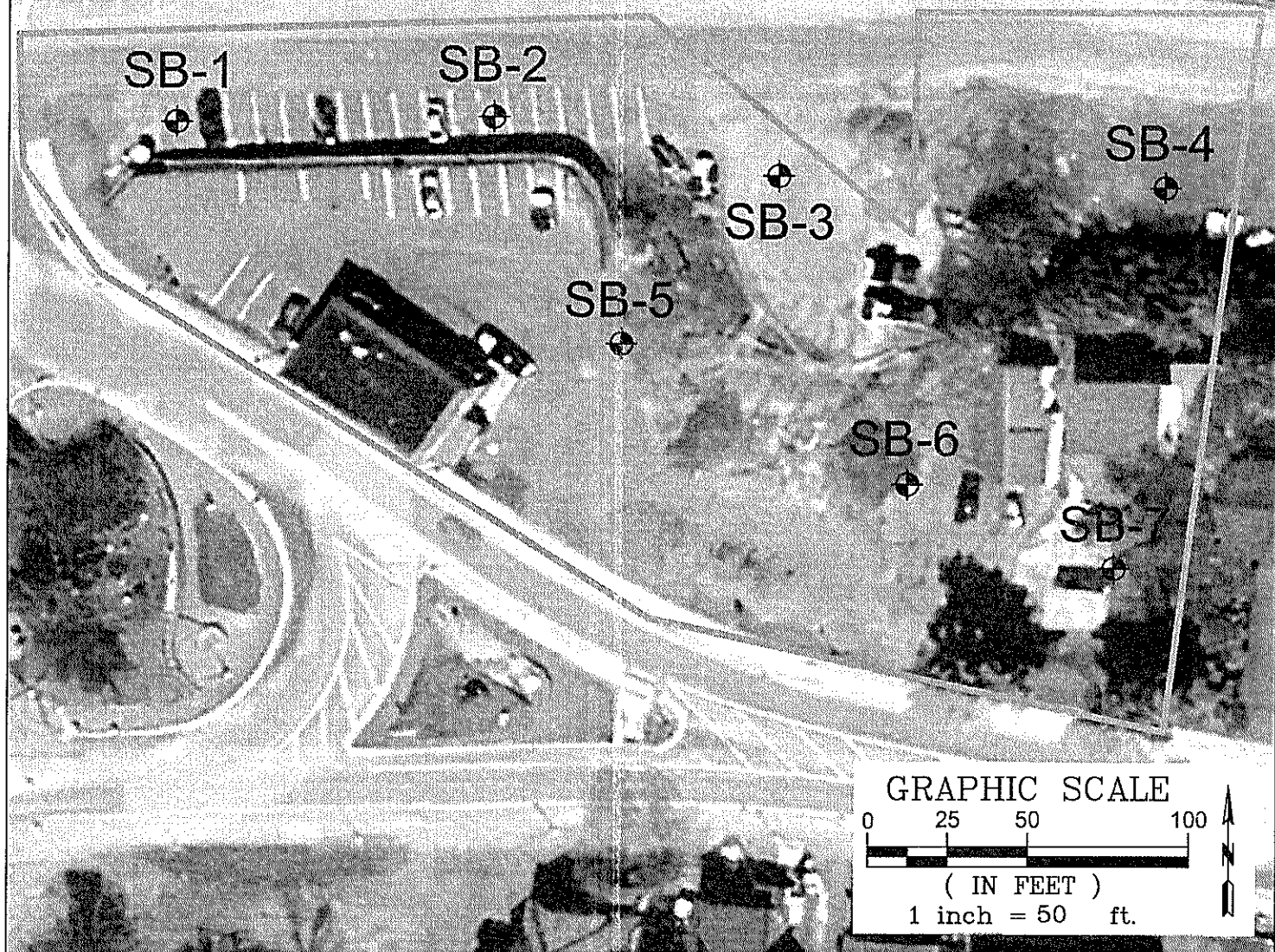
PARCEL DIAGRAM
NOT TO SCALE



Attachment E

Soil Sampling Map

SUBJECT PROPERTY (BOUNDARIES APPROXIMATE)



**U.P. ENGINEERS &
ARCHITECTS, INC.**

**FIGURE 3 - SOIL & GROUNDWATER SAMPLE LOCATIONS
PORTAGE LAND COMPANY, LLC
902-912 COLLEGE AVE HOUGHTON, MI 49931**

Houghton Iron Mountain Ishpeming Sault Ste. Marie Marquette

DRAWN: AEW

DATE: 5/13/25

JOB No: M33-05301

DRAWING: FIGURES

Table 1 - Summary of Soil Analytical Results
 Maple Hotel Site - 902, 908, 912 College Avenue, Houghton, MI 49931
 Project Number - M33-05201

ANALYTE	CAS NUMBER	Statewide Default Background Levels	Contaminant Limit (ug/kg)					Site Sample Results (ug/kg)									
			Soil Remedial Direct Contact Protection Criteria	Nonresidential Direct Contact Criteria	Residential Direct Contact Criteria	PAH's - METHOD EPA 8210/276	Soil Groundwater Surface Water Interface Protection Criteria	Nonresidential Soil Volatilization to Indoor Air Inhalation Criteria	Residential Soil Volatilization to Indoor Air Inhalation Criteria	58-1 (10-11.5)	58-2 (5-4.5)	58-3 (10-11.5)	58-4-1 (7.5-9)	58-4-2 (7.5-9)	58-5 (7.5-7.7)	58-6 (5-7.5)	58-7 (7.5-8)
1-Methylnaphthalene	90020	NA	NA	1.80E+05	1.80E+05	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
2-Chloronaphthalene	91587	NA	6.20E+05	1.80E+05	1.80E+05	ID	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
2-Methylnaphthalene	91576	NA	5.70E+04	1.80E+05	1.80E+05	2.90E+05	4.20E+03	4.90E+05	2.70E+05	ID	NA	NA	NA	NA	NA	NA	NA
Acenaphthene	93379	NA	3.00E+05	1.80E+05	1.80E+05	6.20E+05	1.40E+10	8.700	3.50E+05	1.9E+05	ID	NA	NA	NA	NA	NA	NA
Acenaphthylene	208948	NA	2.00E+05	1.80E+05	1.80E+05	1.60E+05	1.60E+05	ID	1.0E+05	1.0E+05	ID	NA	NA	NA	NA	NA	NA
Anthracene	120127	NA	41,000	41,000	41,000	2.90E+10	6.70E+10	1.0E+09	1.0E+09	ID	NA	NA	NA	NA	NA	NA	NA
Benz[a]anthracene (I)	96553	NA	NLL	NLL	20,000	1.900,000	1.50E+06	NLV	NLV	NLV	NLV	NA	NA	NA	NA	NA	NA
Benz[a]fluorene (I)	90328	NA	NLL	8,000	8,000	2,000	1.50E+06	ID	NLV	NLV	NLV	NA	NA	NA	NA	NA	NA
Benz[b]fluorene (I)	205977	NA	NLL	8,000	20,000	ID	ID	NLV	ID	ID	ID	NA	NA	NA	NA	NA	NA
Benz[b]fluoranthene (I)	971474	NA	NLL	7.60E+05	2.50E+05	3.50E+05	8.00E+05	NLV	NLV	NLV	NLV	NA	NA	NA	NA	NA	NA
Benz[k]fluoranthene (I)	207889	NA	NLL	8,000	2,00E+05	ID	NLV	NLV	NLV	NLV	NLV	NA	NA	NA	NA	NA	NA
Chrysene (I)	218019	NA	NLL	8,000	2,00E+05	ID	NLV	NLV	NLV	NLV	NLV	NA	NA	NA	NA	NA	NA
Dibenz[a,h]anthracene (I)	51702	NA	NLL	8,000	2,00E+05	ID	NLV	NLV	NLV	NLV	NLV	NA	NA	NA	NA	NA	NA
Fluorene	206440	NA	7.30E+05	2.00E+05	4.60E+05	4.10E+09	9.30E+09	5.500	1.0E+9 (D)	1.0E+9 (D)	ID	NA	NA	NA	NA	NA	NA
Indeno[1,2,3-cd]pyrene	88737	NA	3.90E+05	8.90E+05	2,000	7.00E+07	9.30E+09	5.300	1.0E+9 (D)	1.0E+9 (D)	ID	NA	NA	NA	NA	NA	NA
Naphthalene	193355	NA	NLL	8,000	20,000	ID	NLV	NLV	NLV	NLV	NLV	NA	NA	NA	NA	NA	NA
Phenanthrene	91203	NA	35,000	1.00E+05	1.00E+05	8.00E+07	2.00E+08	7.30	4.70E+05	2.50E+05	ID	NA	NA	NA	NA	NA	NA
Pyrene	80308	NA	55,000	1.60E+05	1.60E+05	2.50E+06	6.70E+05	2,100	5.10E+05	2.80E+05	ID	NA	NA	NA	NA	NA	NA
Pyrene	129508	NA	4.90E+05	4.90E+05	2.50E+07	2.50E+07	ID	ID	1.0E+9 (D)	1.0E+9 (D)	ID	NA	NA	NA	NA	NA	NA
VOC'S - METHOD EPA 8210/276																	
1,2,3-Trichlorobenzene	95636	NA	2,100	2,100	1.0E+8 (C)	3.3E+7 (C)	5.70E+02	8.0E+6 (C)	2.10E+07	NA	NA	NA	NA	NA	NA	NA	NA
1,2-Dichlorobenzene	106534	NA	20 (M); 1.0	4.30	92	1.8E+07	1.10 (C)	3.600	670	NA	NA	NA	NA	NA	NA	NA	NA
1,2-Dichloroethane	106762	NA	100	470,000	91,000	4.0E+10	7.20 (C)	2.0E+7 (C)	21,000	NA	NA	NA	NA	NA	NA	NA	NA
1,3,5-Trichlorobenzene (I)	106678	NA	1,800	1,800	1.0E+8 (C)	3.3E+7 (C)	5.70E+02	8.0E+6 (C)	2.10E+07	NA	NA	NA	NA	NA	NA	NA	NA
2-Methylnaphthalene	91576	NA	57,000	170,000	8.70E+07	2.70E+05	4,200	1.80E+06	2.70E+05	NA	NA	NA	NA	NA	NA	NA	NA
Benzene (I)	71432	NA	100	8.4E+5 (C)	1.80E+05	3.80E+08	4,000 (C)	8,400	1.60E+04	NA	NA	NA	NA	NA	NA	NA	NA
Hexachlorobenzene (I)	100314	NA	1,500	1,500	2.2E+7 (C)	1.30E+10	1.00E+10	4.6E+5 (C)	8.70E+04	NA	NA	NA	NA	NA	NA	NA	NA
m,p-Xylene (I)	175607233	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Methyl tert-butyl ether	1634043	NA	800	7.1E+6 (C)	1.50E+06	8.90E+10	1.1E+5 (C)	1.3E+7 (C)	9.9E+6 (C)	NA	NA	NA	NA	NA	NA	NA	NA
n-Butylbenzene	97203	NA	35,000	1.00E+05	1.60E+07	8.90E+07	2.00E+08	4.70E+05	2.50E+05	NA	NA	NA	NA	NA	NA	NA	NA
o-Xylene (I)	95476	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA	NA
Toluene	106688	NA	15,000	1.6E+8 (C)	5.0E+7 (C)	1.30E+10	2.70E+10	6.1E+5 (C)	3.2E+6 (C)	NA	NA	NA	NA	NA	NA	NA	NA
Xylenes, Total (I)	1120207	NA	5,600	1.0E+9 (C)	4.1E+8 (C)	1.30E+10	2.90E+10	1.2E+7 (C)	6.3E+6 (C)	NA	NA	NA	NA	NA	NA	NA	NA
METALS - METHOD EPA 620/8																	
Aspiric	7440-38-2	5800	4,600	37000	7600	5100000	720000	46000	NLV	3700	2400	3100	3400	2100	ND	ND	ND
Barium	7440-39-3	75000	1300000	37000000	37000000	150000000	330000000	330000000	NLV	49000	29000	29000	15900	57000	25000	36000	36000
Cadmium	7440-41-9	1200	6000	2100000	59000	2100000	2100000	6000	NLV	240	240	240	240	200	ND	ND	ND
Chromium (Total) (H)	7440-47-3	16000	39000	9700000	250000	240000	260000	3100	NLV	4400	30000	26000	26000	20000	20000	19000	19000
Copper (I)	7440-50-8	32000	5,800,000	7700000	2900000	59000000	130000000	5000000	NLV	520000	240000	240000	670000	210000	69000	71000	71000
Lead (I)	7439-97-1	21000	70000	9.0E+5 (D)	40000	44000000	100000000	60000	NLV	69000	16000	15000	15000	60000	ND	ND	ND
Mercury (Total) (I)	7439-97-6	130	1700	58000	16000	880000	20000000	59 (M); 1.2	48,000	89000	330	330	330	160	ND	ND	ND
Selenium (I)	7782-49-2	410	4000	9600000	250000	55000000	130000000	490	NLV	3300	18000	18000	18000	1700	1500	590	590
Silver (I)	7440-22-4	4700	4500	9000000	250000	2900000	6700000	100 (M); 27	NLV	ND	ND	ND	ND	ND	ND	ND	ND
Zinc (I)	7440-65-5	47900	2,400,000	59000000	17000000	51000000	170000000	4600	NLV	3700	2400	3100	3400	2100	ND	ND	ND

Notes:

All concentrations in ug/l

ND: indicates result exceeds cleanup criteria

(A) Criteria is the state of Michigan drinking water standard established pursuant to Section 5 of 1976 PA 399, MCL 325.1005.

(B) Background, as defined in R 299.201, may be substituted higher than the calculated cleanup criteria. Background levels may be less than criteria for some inorganic compounds.

(C) Criteria is the aesthetic drinking water value, as required by Section 201.20(5) of the Natural Resources and Environmental Protection Act, 1991 PA 453, as amended (NREPA).

(D) Groundwater surface water interface (GSI) criterion depends on the pH or hardness of the receiving surface water. The GSI formula provides values in ug/l of pH or hardness. Where water hardness exceeds 400 mg CaCO3/l, use 400 mg CaCO3/l for the GSI calculation. The GSI formula provides values in ug/l of pH or hardness. The GSI formula provides values in ug/l of pH or hardness.

The GSI criterion is the lesser of the calculated GSI, the aesthetic value (AV), and the surface water human consumption value (HCV). The GSI criterion is the lesser of the calculated GSI, the aesthetic value (AV), and the surface water human consumption value (HCV).

The GSI criterion is the lesser of the calculated GSI, the aesthetic value (AV), and the surface water human consumption value (HCV). The GSI criterion is the lesser of the calculated GSI, the aesthetic value (AV), and the surface water human consumption value (HCV).

A surface water interface (GSI) criterion is the lesser of the calculated GSI, the aesthetic value (AV), and the surface water human consumption value (HCV). The GSI criterion is the lesser of the calculated GSI, the aesthetic value (AV), and the surface water human consumption value (HCV).

(F) Volatiles specific cleanup criteria for these hazardous substances are the greater of the 20 times the GSI criterion or the GSI value, whichever is greater. For both (F) and (G) there is no present groundwater, the procedure described cannot exceed the drinking water criterion of 100 ug/l.

(G) Criteria for lead are provided for total chromium only; they shall be compared to the cleanup criteria for Cr VI.

(H) Criteria for lead are provided for total chromium only; they shall be compared to the cleanup criteria for Cr VI.

(I) A higher concentration in the drinking water, up to the state action level of 15 ug/l, may be allowed as a site specific remedy, and shall allow for drinking water use, under Section 201.20(2) and 201.20(3) of the NREPA if our concentrations are appropriately lower than 400 mg/l.

If a site specific criterion is approved through the subchapter, a notice shall be filed in the deed for all property having groundwater concentrations that exceed 4 ug/l to provide notice of the potential for unacceptable risk. If soil or groundwater concentrations increase.

A table that may be used to calculate criteria for lead is derived from a biological-based model, available on the Department of Environment, Great Lakes, and Energy (EGLLE) Internet web site.

(M) Calculated criteria is below the analytical target dose limit, therefore, the criteria details in the target detection limit.

(N) Criteria details in the hazardous substances specific cleanup criteria.

(O) The GSI criterion shown in the generic cleanup criteria tables is not protective for surface water that is used as a drinking water source.

For a groundwater discharge to the Great Lakes and other connecting water bodies, the generic GSI criterion shall be the surface water human consumption value (HCV) used in the table on the EGLLE Internet web site, except for those ID's indicated with an asterisk.

ND: Analytical detection limit (lower reporting limit)

NLV: Not likely to require further action

NLL: Not likely to require further action

ND: Analytical detection limit (lower reporting limit)

ND: Analytical detection limit (lower reporting limit)

Additional footnotes and acronyms for the NREPA 201 Criteria can be referenced in the footnote document located at <https://www.michigan.gov/eglle/about-us/organization/land-use-and-redevelopment/remediation-and-investigation/cleanup-criteria>

Notice to Taxing Jurisdictions
Brownfield Plan – Lakeside Townhouses
Houghton County
Houghton County Brownfield Redevelopment Authority
City of Hancock
August 2, 2025

The Houghton County Board of Commissioners will hold a public hearing on Tuesday, September 9, 2025, at 3:00 p.m. on the 5th floor of the Houghton County Courthouse, 401 E. Houghton Avenue, Houghton, Michigan in consideration of the Lakeside Townhouses Brownfield Plan.

This notice is being provided to taxing jurisdictions that levies taxes subject to capture under Act 381, P.A. 1996 as amended.

A Brownfield Plan is proposed to support the development of the Lakeside Townhouses in the City of Hancock. The project includes the development of six townhouses and an eight-stall garage, with a project total of 8,400 square feet on 538 Lake Avenue in Hancock. The project will provide five workforce housing units adjacent to the existing Lakeside Apartments with rents for qualified households at or below 120% of the Area Median Income (AMI).

Act 381 provides for the capture of the increased taxes due to investments made on Brownfield Eligible Property to reimburse certain Eligible Activities with the approval of a Brownfield Plan, or amendments, by the Houghton County Brownfield Redevelopment Authority (MBRA) and the Houghton County Board of Commissioners, with the concurrence of the local governmental unit in which the Brownfield project is located, in this case the City of Hancock and, if state taxes are being captured and as applicable, approval by the Michigan Department of Environment, Great Lakes and Energy (EGLE) for Environmental Eligible Activities, the Michigan Strategic Fund (MSF) for Non-Environmental Eligible Activities, and the Michigan State Housing Development Authority (MSDHA) for Housing Development Activities.

The proposed Brownfield Plan, maps and descriptions of the properties are available for public review during normal business hours at the Office of County Administrator, Houghton County Courthouse, 5th Floor, 401 E. Houghton Avenue, Houghton Michigan. Copies may be made available for a reasonable charge. All aspects of the Brownfield Plan are open for discussion at the public hearing.

Please contact Jeff Ratcliffe, Executive Director, Keweenaw Economic Development Alliance at jeff@kedabiz.com or 906-482-6817 if you have questions or would like additional information.

Notice to Taxing Jurisdictions
Brownfield Plan -- Keweenaw Gateway
Houghton County
Houghton County Brownfield Redevelopment Authority
City of Houghton
August 21, 2025

The Houghton County Board of Commissioners will hold a public hearing on Tuesday, September 9, 2025, at 3:00 p.m. on the 5th floor of the Houghton County Courthouse, 401 E. Houghton Avenue, Houghton, Michigan in consideration of the Keweenaw Gateway Brownfield Plan.

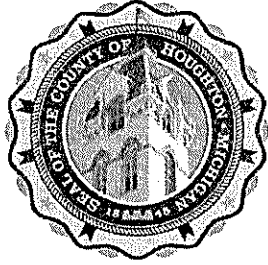
This notice is being provided to taxing jurisdictions that levies taxes subject to capture under Act 381, P.A. 1996 as amended.

A Brownfield Plan is proposed to support the development of the Keweenaw Gateway in the City of Houghton. The proposed redevelopment consists of eight parcels that total approximately 1.4 acres in the City of Houghton. The project will include the demolition of the site and existing structure to make way for a parking structure with a commercial structure and residential structure built atop the parking structure. The residential portion of the project is expected to include 16 new units, including 12 units available for rent and 4 condominium units available for sale. The size of the residential structure is expected be approximately 25,252-square feet. The residential units are expected to be two-bedroom, two-bathroom units and approximately 1,100-square feet each. The commercial portion of the project is expected to include an approximately 9,436-square foot structure that is expected to be occupied by a bank. The parking structure is expected to include 39 parking spaces and is expected to be approximately 12,983-square feet.

Act 381 provides for the capture of the increased taxes due to investments made on Brownfield Eligible Property to reimburse certain Eligible Activities with the approval of a Brownfield Plan, or amendments, by the Houghton County Brownfield Redevelopment Authority (MBRA) and the Houghton County Board of Commissioners, with the concurrence of the local governmental unit in which the Brownfield project is located, in this case the City of Houghton and, if state taxes are being captured and as applicable, approval by the Michigan Department of Environment, Great Lakes and Energy (EGLE) for Environmental Eligible Activities, the Michigan Strategic Fund (MSF) for Non-Environmental Eligible Activities, and the Michigan State Housing Development Authority (MSDHA) for Housing Development Activities.

The proposed Brownfield Plan, maps and descriptions of the properties are available for public review during normal business hours at the Office of County Administrator, Houghton County Courthouse, 5th Floor, 401 E. Houghton Avenue, Houghton Michigan. Copies may be made available for a reasonable charge. All aspects of the Brownfield Plan are open for discussion at the public hearing.

Please contact Jeff Ratcliffe, Executive Director, Keweenaw Economic Development Alliance at jeff@kedabiz.com or 906-482-6817 if you have questions or would like additional information.



Houghton County Brownfield Redevelopment Authority

401 E. Houghton Ave., Houghton, MI 49931

To: Tom Tikkanen, Chair, Houghton County Board of Commissioners
From: Jeff Ratcliffe, Secretary, Houghton County Brownfield Redevelopment Authority
Date: September 2, 2025
RE: Gateway Project & Lakeside Townhouses Project Brownfield Plans - Public Hearing and Request to Approve the Plan

The Houghton County Brownfield Redevelopment Authority in accordance with Act 381 of 1996, as amended, is providing for your review, holding of a public hearing and consideration for approval, the Brownfield Plans for establishing a Tax Increment Finance districts for purposes of supporting projects using the new MSHDA Housing Tax Increment Finance (TIF) tool for two projects: the Gateway Project in the City of Houghton and the Lakeside Townhouses Project in the City of Hancock. These Plans have been approved by the Houghton County Brownfield Authority (HCBRA) as meeting all the requirements under the Brownfield Act at their July 31, 2025 meeting. The City of Houghton has concurred with the Gateway Plan at their August 13, 2025 meeting and the City of Hancock and its Downtown Development Authority have concurred with the Lakeside Townshouses Plan at their August 20 and August 4, 2025 meetings respectively. The Local Development Finance Authority of the Cities of Houghton and Hancock concurred with both Plans at a meeting held on April 23, 2025. Both Plans had changes reducing the amount and length of the TIF capture prior to or as a result of concurrence process but after the HCBRA had approved. The HCBRA is scheduled to ratify the Plans as concurred with by the two cities and approved by the Houghton County Board of Commissioners following the County's meeting.

The Projects

The Gateway Project. The proposed redevelopment consists of eight parcels that total approximately 1.4 acres in the City of Houghton. The project will include the demolition of existing structures to make way for a parking structure with a commercial structure and residential structure built atop the parking structure. The residential portion of the project is expected to include 16 new units, including 12 units available for rent and 4 condominium units available for sale. The size of the residential structure is expected to be approximately 25,252-square feet. The residential units are expected to be two-bedroom, two-bathroom units and approximately 1,100-square feet each. The commercial portion of the project is expected to include an approximately 9,436-square foot structure that is expected to be occupied by a bank. The parking structure is expected to include 39 parking spaces and is expected to be approximately 12,983-square feet. Nine of the rental housing units will have rents at or below 120% of the Area Median Income.

The project is expected to invest over \$17 million in the development with a total TIF capture of \$7,244,171 over 23 years for eligible developer expenses with an additional \$343,820 for HCBRA administration and \$268,820 for the Brownfield Revolving Fund over the same 23 years (5% of total local TIF capture).

The Lakeside Townshouses Project. The project includes the development of six 1,384 square foot townhouses and an eight-stall garage, with a project total of 8,304 square feet on 538 Lake Avenue in

Hancock. The project will provide five workforce housing units adjacent to the existing Lakeside Apartments with rents for qualified households at or below 120% of the Area Median Income.

The project is expected to invest at least \$2.2 million in the project with a total TIF capture of \$509,870 over 16 years with an additional \$17,149 (5% of total local only TIF) for administration over 16 years and \$40,612 for the Brownfield Revolving Fund over 16 years.

ACT 381 BROWNFIELD PLAN

**LAKESIDE TOWNHOUSES
538 LAKE AVENUE
CITY OF HANCOCK, HOUGHTON COUNTY, MICHIGAN**

July 2025

Prepared by:

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

**Approved by Houghton County
Brownfield Redevelopment Authority:**

Concurrence by Hancock City Council:

Public Hearing:

**Approved by Houghton County Board of
Commissioners:**

**Brownfield Plan
Lakeside Townhouses
City of Hancock, Houghton County, Michigan**

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Project Summary

J.S Stringer, LLC is planning to develop six townhouses, using modular construction units, with a garage, with a project total of 8,400 square feet on 538 Lake Avenue in Hancock. The project will provide five workforce housing units adjacent to the existing Lakeside Apartments 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: Lakeside Townhomes

Project Location: The Eligible Property is comprised of one parcel in the City of Houghton, 538 Lake Avenue.

Type of Eligible Property: Housing Property

Eligible Activities: Housing Development Activities – Housing Financing Gap

Eligible Activities	Housing	TOTAL
ELIGIBLE ACTIVITY SUBTOTAL	\$449,870	\$449,870
Brownfield Plan Development and Approval	\$10,000	\$10,000
Brownfield Plan Implementation	\$50,000	\$50,000
TOTAL ELIGIBLE ACTIVITY	\$509,870	\$509,870

Period of Capture:	<i>15 Years Local</i>	Estimated	
	<i>16 Years State</i>	Investment:	\$2,510,500

BROWNFIELD PLAN

LAKESIDE TOWNHOUSES CITY OF HANCOCK, 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 Hancock City Council. 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 538 Lake Avenue in the City of Houghton, 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 include the development of a total of six apartments, five of which will have rental rates targeted at 120% or less of the Area Median Income (AMI), published by MSHDA and adjusted on an annual basis, using modular construction units, with a garage, with a project total of 8,400 square feet.

The property is zoned Shoreline Mixed Use and is governed by the zoning ordinance of the City of Hancock. The project has received zoning and land use approval for the City of Hancock Planning Department.

The estimated private investment is anticipated at \$2,510,500. The project is located in the City of Hancock, which is not a Qualified Local Governmental Unit (QLGU).

1.2 Eligible Property Information

The Eligible Property includes one parcel, as described below:

Parcel Number	Address	Description	Acreage	Qualifying Status
31-051-310-XXX-XX (To Be Assigned)	538 Lake Avenue	Part of Government Lot 2, Section 35, Township 55 North, Range 34 West, Houghton County, Michigan. Commencing on the margin of Portage Lake at the Southwest corner of Lot 2 of said section 35. Thence N02°05'08"E 533.00' (North recorded) along the West boundary of said Lot 2 to the South line of Water Street in the addition to the Village (now City) of Hancock; Thence S87°54'52"E (East recorded) along the South boundary of said Water Street, 103.00 feet to the East boundary of Dacotah (now known as Dakota) Street; Thence N02°05'08"E (North recorded) 24.50 feet to the center of grade of the Mineral Range Railroad; Thence S86°09'52"E (South 88 1/4° East recorded) 150.00 feet; thence S89°36'52"E 87.05 feet (North 88° 18' East recorded) along the line of said railroad grade to the POINT OF BEGINNING; thence continuing S89°36'52"E 260.79 feet (North 88° 18' East recorded) along the line of said railroad grade; Thence S00°28'31"W (South recorded) 73.84 feet; Thence S68°55'05"W 227.81 feet; Thence N16°48'56"W 164.58 feet to the Point of Beginning. Containing 28321.05 sft, or 0.65 acres more or less.	0.65	Housing Property

1.3 Public Purpose MCL 125.2664(5):

The development of the Lake Street property into six townhomes, with five units 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 \$69,960 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 six housing units, at five units with rents and qualified households at or below 120% AMI, along with an 8-stall garage. 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	\$449,870	\$449,870

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 taxes and 16 years for State tax capture, with a maximum Eligible Activity cost of \$449,870. 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). This Brownfield Plan and the Reimbursement Agreement establish the maximum Eligible Activity cost of \$449,870.

2.2 Summary of Eligible Activities ***MCL 125.2653(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 Lakeside Townhomes Brownfield Plan includes the following costs related to the financing gap between development costs and revenues for the minimum of 5 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	\$449,870
TOTAL	\$449,870

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 \$449,870.

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 estimated amount of administrative and operating expenses allocated under this Brownfield Plan is \$22,722 and for Brownfield Plan / Act 381 Work Plan Development and Implementation is \$60,000.

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.

The amount of tax increment revenue authorized for capture and deposit in the LBRF is currently estimated at \$40,612. 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 \$34,752.

The overall investment for the Project is estimated at over *\$2.5 million*.

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 will begin 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 \$449,790.

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 *sixteen (16) years* 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 \$449,790 for Eligible Activities. The Brownfield Plan also includes \$60,000 in Brownfield Plan development, approval and implementation, HCBRA Administrative and Operating Costs, estimated at \$22,722 and capture of 50% of the State Education Tax for the State Brownfield Fund as required by Act 381, estimated at \$34,752 for this Brownfield Plan. The Brownfield Plan also provides for deposits into the Local Brownfield Revolving Fund ("LBRF") for during the period of capture, with State tax capture limited to an amount equal to State tax capture for EGLE Department Specific Eligible Activities if available and for five years after capture. LBRF deposits from local and state taxes are estimated at \$40,612.

After the Brownfield obligation is met, tax revenues in an amount estimated at \$69,960 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
31-051-310-XXX-XX (To Be Assigned)	538 Lake Avenue	Part of Government Lot 2, Section 35, Township 55 North, Range 34 West, Houghton County, Michigan. Commencing on the margin of Portage Lake at the Southwest corner of Lot 2 of said section 35. Thence N02°05'08"E 533.00' (North recorded) along the West boundary of said Lot 2 to the South line of Water Street in the addition to the Village (now City) of Hancock; Thence S87°54'52"E (East recorded) along the South boundary of said Water Street, 103.00 feet to the East boundary of Dacotah (now known as Dakota) Street; Thence N02°05'08"E (North recorded) 24.50 feet to the center of grade of the Mineral Range Railroad; Thence S86°09'52"E (South 88 1/4° East recorded) 150.00 feet; thence S89°36'52"E 87.05 feet (North 88° 18' East recorded) along the line of said railroad grade to the POINT OF BEGINNING; thence continuing S89°36'52"E 260.79 feet (North 88° 18' East recorded) along the line of said railroad grade; Thence S00°28'31"W (South recorded) 73.84 feet; Thence S68°55'05"W 227.81 feet; Thence N16°48'56"W 164.58 feet to the Point of Beginning. Containing 28321.05 sft, or 0.65 acres more or less.	0.65	Housing Property

Location: The Eligible Property is located at 538 Lake Avenue in the City of Hancock, 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

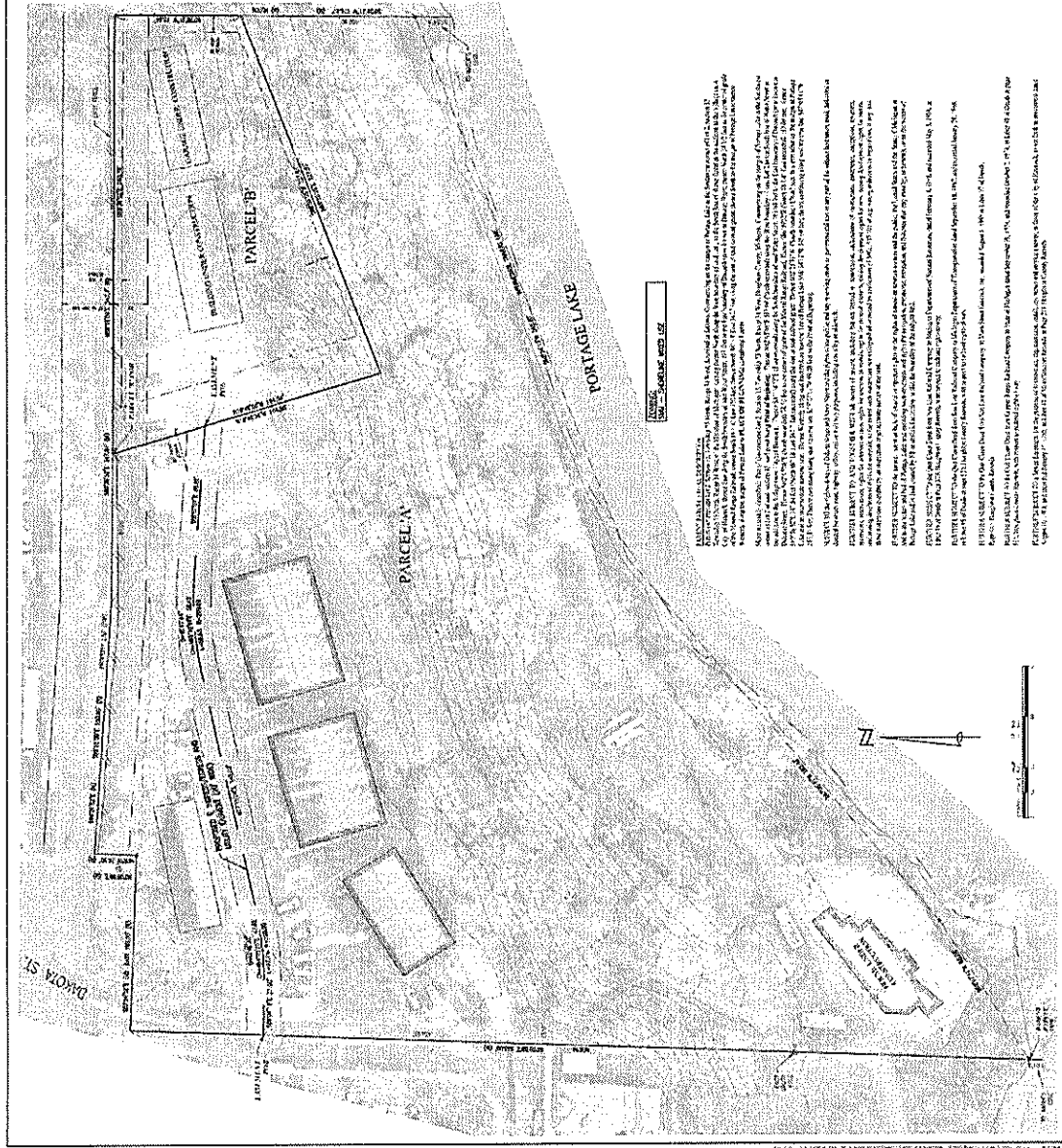
Attachment A – Brownfield Plan Resolutions



Brownfield Plan Lakeside Townhomes City of Hancock		Figure 1: Eligible Property Site Location	
Houghton County Brownfield Redevelopment Authority		Source: Google Earth	
		Date: May 2025	



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Brownfield Plan Lakeside Townhomes City of Hancock

Houghton County Brownfield Redevelopment Authority

Figure 2.2: Survey

Source: OHM

Date: February 2025

OHM
OFFICE OF HANCOCK COUNTY

PROPOSED PARCEL SPLIT

NAVY STREET

ANDY LAHTI

1 OF 1

Table 1 MSHDA Housing Development Eligible Activities Costs LAKESIDE TOWNHOUSES 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>	\$449,870
<i>Subtotal</i>	\$449,870
Infrastructure Improvements	
<i>Subtotal</i>	\$0
Site Preparation	
<i>Subtotal</i>	\$0
Property Acquisition/Assistance	\$0
<i>Subtotal</i>	\$0
MSHDA Eligible Activities Subtotal	\$449,870
Brownfield Plan/Act 381 Work Plan Preparation	\$10,000
MSHDA Eligible Activities Total Costs	\$509,870

**Table 2.1 - Annual Revenue and Brownfield Capture Estimates
Lakeside Townhouses
Houghton County Brownfield Redevelopment Authority**

Percentage Non-Incremental		Fiscal Year														
Estimated Trade Value (TV) Increment	Percentage	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Revenue Year	2014	2525	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540
*Base Trade Value - Land	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000
*Base Trade Value - Land	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
*Base Trade Value - Building	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000
*Base Trade Value - Building	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
*Base Trade Value - Other	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000
*Base Trade Value - Other	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
*Base Trade Value - Other	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000
*Base Trade Value - Other	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
*Base Trade Value - Other	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000
*Base Trade Value - Other	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
*Base Trade Value - Other	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000
*Base Trade Value - Other	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
*Base Trade Value - Other	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000
*Base Trade Value - Other	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
*Base Trade Value - Other	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000
*Base Trade Value - Other	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
*Base Trade Value - Other	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000
*Base Trade Value - Other	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
*Base Trade Value - Other	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000
*Base Trade Value - Other	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
*Base Trade Value - Other	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000
*Base Trade Value - Other	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
*Base Trade Value - Other	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000
*Base Trade Value - Other	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
*Base Trade Value - Other	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000
*Base Trade Value - Other	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
*Base Trade Value - Other	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000
*Base Trade Value - Other	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
*Base Trade Value - Other	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000
*Base Trade Value - Other	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
*Base Trade Value - Other	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000
*Base Trade Value - Other	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
*Base Trade Value - Other	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000
*Base Trade Value - Other	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
*Base Trade Value - Other	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000
*Base Trade Value - Other	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
*Base Trade Value - Other	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000
*Base Trade Value - Other	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
*Base Trade Value - Other	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000
*Base Trade Value - Other	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
*Base Trade Value - Other	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000
*Base Trade Value - Other	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
*Base Trade Value - Other	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000
*Base Trade Value - Other	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
*Base Trade Value - Other	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000
*Base Trade Value - Other	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
*Base Trade Value - Other	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000
*Base Trade Value - Other	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
*Base Trade Value - Other	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000
*Base Trade Value - Other	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
*Base Trade Value - Other	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000
*Base Trade Value - Other	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
*Base Trade Value - Other	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000
*Base Trade Value - Other	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
*Base Trade Value - Other	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000
*Base Trade Value - Other	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
*Base Trade Value - Other	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000
*Base Trade Value - Other	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
*Base Trade Value - Other	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000
*Base Trade Value - Other	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
*Base Trade Value - Other	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000
*Base Trade Value - Other	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
*Base Trade Value - Other	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000
*Base Trade Value - Other	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
*Base Trade Value - Other	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000
*Base Trade Value - Other	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
*Base Trade Value - Other	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000
*Base Trade Value - Other	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
*Base Trade Value - Other	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000
*Base Trade Value - Other	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
*Base Trade Value - Other	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000
*Base Trade Value - Other	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
*Base Trade Value - Other	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000
*Base Trade Value - Other	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
*Base Trade Value - Other	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000
*Base Trade Value - Other	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
*Base Trade Value - Other	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000
*Base Trade Value - Other	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
*Base Trade Value - Other	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000
*Base Trade Value - Other	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
*Base Trade Value - Other	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000
*Base Trade Value - Other	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
*Base Trade Value - Other	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000
*Base Trade Value - Other	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
*Base Trade Value - Other	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000
*Base Trade Value - Other	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
*Base Trade Value - Other	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000
*Base Trade Value - Other	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
*Base Trade Value - Other	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000
*Base Trade Value - Other	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
*Base Trade Value - Other	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000
*Base Trade Value - Other	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
*Base Trade Value - Other	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000
*Base Trade Value - Other	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
*Base Trade Value - Other	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000
*Base Trade Value - Other	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
*Base Trade Value - Other	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000
*Base Trade Value - Other	\$	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
*Base Trade Value - Other	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148,000	\$	148		

Table 2.1 - Annual Revenue and Brownfield Capture Estimates
Lakeside Townhouses
Houghton County Brownfield Redevelopment Authority

[illegible]

Table 2.2 - Tax Increment Revenue Reimbursement Allocation Table
Lakeside Townshuset
Houghton County Brownfield Redevelopment Authority

Maximum Reimbursement	Proprietaryship	School & Local Taxes	State Biowield Fund	LEAF	Local-Only Taxes	Total
State	44.1%	\$22,263	\$3,752	-	\$	\$26,017
Local	75.2%	\$21,605	-	\$49,612	\$17,649	\$110,367
Total	119.3%	\$43,868	\$3,752	\$49,612	\$	\$137,237
ASAP Non-Covered Costs	-	\$50,000	-	-	-	\$50,000
ASAP Response	-	\$50,000	-	-	-	\$50,000
Total	119.3%	\$93,868	\$3,752	\$49,612	\$	\$237,047

Estimated Capture	\$	503,870
Administrative Fees	\$	27,343
Estate Breeding Fund	\$	34,752
88%	\$	42,612
TOTAL	\$	608,577

	Estimated Total Years of Capture:
Local Eligible Activities	2
State Eligible Activities	1 1/2
TBAF	4 1/2

Year	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410	2411	2412	2413	2414	2415	2416	2417	2418	2419	2420	2421	2422	2423	2424	2425	2426	2427	2428	2429	2430	2431	2432	2433	2434	2435	2436	2437	2438	2439	2440	2441	2442	2443	2444	2445	2446	2447	2448	2449	2450	2451	2452	2453	2454	2455	2456	2457	2458	2459	2460	2461	2462	2463	2464	2465	2466	2467	2468	2469	2470	2471	2472	2473	2474	2475	2476	2477	2478	2479	2480	2481	2482	2483	2484	2485	2486	2487	2488	2489	2490	2491	2492	2493	2494	2495	2496	2497	2498	2499	2500	2501	2502	2503	2504	2505	2506	2507	2508	2509	2510	2511	2512	2513	2514	2515	2516	2517	2518	2519	2520	2521	2522	2523	2524	2525	2526	2527	2528	2529	2530	2531	2532	2533	2534	2535	2536	2537	2538	2539	2540	2541	2542	2543	2544	2545	2546	2547	2548	2549	2550	2551	2552	2553	2554	2555	2556	2557	2558	2559	2560	2561	2562	2563	2564	2565	2566	2567	2568	2569	2570	2571	2572	2573	2574	2575	2576	2577	2578	2579	2580	2581	2582	2583	2584	2585	2586	2587	2588	2589	2590	2591	2592	2593	2594	2595	2596	2597	2598	2599	2600	2601	2602	2603	2604	2605	2606	2607	2608	2609	2610	2611	2612	2613	2614	2615	2616	2617	2618	2619	2620	2621	2622	2623	2624	2625	2626	2627	2628	2629	2630	2631	2632	2633	2634	2635	2636	2637	2638	2639	2640	2641	2642	2643	2644	2645	2646	2647	2648	2649	2650	2651	2652	2653	2654	2655	2656	2657	2658	2659	2660	2661	2662	2663	2664	2665	2666	2667	2668	2669	2670	2671	2672	2673	2674	2675	2676	2677	2678	2679	2680	2681	2682	2683	2684	2685	2686	2687	2688	2689	2690	2691	2692	2693	2694	2695	2696	2697	2698	2699	2700	2701	2702	2703	2704	2705	2706	2707	2708	2709	2710	2711	2712	2713	2714	2715	2716	2717	2718	2719	2720	2721	2722	2723	2724	2725	2726	2727	2728	2729	2730	2731	2732	2733	2734	2735	2736	2737	2738	2739	2740	2741	2742	2743	2744	2745	2746	2747	2748	2749	2750	2751	2752	2753	2754	2755	2756	2757	2758	2759	2760	2761	2762	2763	2764	2765	2766	2767	2768	2769	2770	2771	2772	2773	2774	2775	2776	2777	2778	2779	2780	2781	2782	2783	2784	2785	2786	2787	2788	2789	2790	2791	2792	2793	2794	2795	2796	2797	2798	2799	2800	2801	2802	2803	2804	2805	2806	2807	2808	2809	2810	2811	2812	2813	2814	2815	2816	2817	2818	2819	2820	2821	2822	2823	2824	2825	2826	2827	2828	2829	2830	2831	2832	2833	2834	2835	2836	2837	2838	2839	2840	2841	2842	2843	2844	2845	2846	2847	2848	2849	2850	2851	2852	2853	2854	2855	2856	2857	2858	2859	2860	2861	2862	2863	2864	2865	2866	2867	2868	2869	2870	2871	2872	2873	2874	2875	2876	2877	2878	2879	2880	2881	2882	2883	2884	2885	2886	2887	2888	2889	2890	2891	2892	2893	2894	2895	2896	2897	2898	2899	2900	2901	2902	2903	2904	2905	2906	2907	2908	2909	2910	2911	2912	2913	2914	2915	2916	2917	2918	2919	2920	2921	2922	2923	2924	2925	2926	2927	2928	2929	2930	2931	2932	2933	2934	2935	2936	2937	2938	2939	2940	2941	2942	2943	2944	2945	2946	2947	2948	2949	2950	2951	2952	2953	2954	2955	2956	2957	2958	2959	2960	2961	2962	2963	2964	2965	2966	2967	2968	2969	2970	2971	2972	2973	2974	2975	2976	2977	2978	2979	2980	2981	2982	2983	2984	2985	2986	2987	2988	2989	2990	2991	2992	2993	2994	2995	2996	2997	2998	2999	3000
Year	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100	2101	2102	2103	2104	2105	2106	2107	2108	2109	2110	2111	2112	2113	2114	2115	2116	2117	2118	2119	2120	2121	2122	2123	2124	2125	2126	2127	2128	2129	2130	2131	2132	2133	2134	2135	2136	2137	2138	2139	2140	2141	2142	2143	2144	2145	2146	2147	2148	2149	2150	2151	2152	2153	2154	2155	2156	2157	2158	2159	2160	2161	2162	2163	2164	2165	2166	2167	2168	2169	2170	2171	2172	2173	2174	2175	2176	2177	2178	2179	2180	2181	2182	2183	2184	2185	2186	2187	2188	2189	2190	2191	2192	2193	2194	2195	2196	2197	2198	2199	2200	2201	2202	2203	2204	2205	2206	2207	2208	2209	2210	2211	2212	2213	2214	2215	2216	2217	2218	2219	2220	2221	2222	2223	2224	2225	2226	2227	2228	2229	2230	2231	2232	2233	2234	2235	2236	2237	2238	2239	2240	2241	2242	2243	2244	2245	2246	2247	2248	2249	2250	2251	2252	2253	2254	2255	2256	2257	2258	2259	2260	2261	2262	2263	2264	2265	2266	2267	2268	2269	2270	2271	2272	2273	2274	2275	2276	2277	2278	2279	2280	2281	2282	2283	2284	2285	2286	2287	2288	2289	2290	2291	2292	2293	2294	2295	2296	2297	2298	2299	2300	2301	2302	2303	2304	2305	2306	2307	2308	2309	2310	2311	2312	2313	2314	2315	2316	2317	2318	2319	2320	2321	2322	2323	2324	2325	2326	2327	2328	2329	2330	2331	2332	2333	2334	2335	2336	2337	2338	2339	2340	2341	2342	2343	2344	2345	2346	2347	2348	2349	2350	2351	2352	2353	2354	2355	2356	2357	2358	2359	2360	2361	2362	2363	2364	2365	2366	2367	2368	2369	2370	2371	2372	2373	2374	2375	2376	2377	2378	2379	2380	2381	2382	2383	2384	2385	2386	2387	2388	2389	2390	2391	2392	2393	2394	2395	2396	2397	2398	2399	2400	2401	2402	2403	2404	2405	2406	2407	2408	2409	2410</																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																														

Table 2.2 - Tax Increment Revenue Reimbursement Allocation Table
 Lakeville Townhouses
 Houghton County Brownfield Redevelopment Authority

Plan Year	Local Brownfield TRF Capture Ends	State Brownfield TRF Capture Ends	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466	467	468	469	470	471	472	473	474	475	476	477	478	479	480	481	482	483	484	485	486	487	488	489	490	491	492	493	494	495	496	497	498	499	500	501	502	503	504	505	506	507	508	509	510	511	512	513	514	515	516	517	518	519	520	521	522	523	524	525	526	527	528	529	530	531	532	533	534	535	536	537	538	539	540	541	542	543	544	545	546	547	548	549	550	551	552	553	554	555	556	557	558	559	560	561	562	563	564	565	566	567	568	569	570	571	572	573	574	575	576	577	578	579	580	581	582	583	584	585	586	587	588	589	590	591	592	593	594	595	596	597	598	599	600	601	602	603	604	605	606	607	608	609	610	611	612	613	614	615	616	617	618	619	620	621	622	623	624	625	626	627	628	629	630	631	632	633	634	635	636	637	638	639	640	641	642	643	644	645	646	647	648	649	650	651	652	653	654	655	656	657	658	659	660	661	662	663	664	665	666	667	668	669	670	671	672	673	674	675	676	677	678	679	680	681	682	683	684	685	686	687	688	689	690	691	692	693	694	695	696	697	698	699	700	701	702	703	704	705	706	707	708	709	710	711	712	713	714	715	716	717	718	719	720	721	722	723	724	725	726	727	728	729	730	731	732	733	734	735	736	737	738	739	740	741	742	743	744	745	746	747	748	749	750	751	752	753	754	755	756	757	758	759	760	761	762	763	764	765	766	767	768	769	770	771	772	773	774	775	776	777	778	779	780	781	782	783	784	785	786	787	788	789	790	791	792	793	794	795	796	797	798	799	800	801	802	803	804	805	806	807	808	809	810	811	812	813	814	815	816	817	818	819	820	821	822	823	824	825	826	827	828	829	830	831	832	833	834	835	836	837	838	839	840	841	842	843	844	845	846	847	848	849	850	851	852	853	854	855	856	857	858	859	860	861	862	863	864	865	866	867	868	869	870	871	872	873	874	875	876	877	878	879	880	881	882	883	884	885	886	887	888	889	890	891	892	893	894	895	896	897	898	899	900	901	902	903	904	905	906	907	908	909	910	911	912	913	914	915	916	917	918	919	920	921	922	923	924	925	926	927	928	929	930	931	932	933	934	935	936	937	938	939	940	941	942	943	944	945	946	947	948	949	950	951	952	953	954	955	956	957	958	959	960	961	962	963	964	965	966	967	968	969	970	971	972	973	974	975	976	977	978	979	980	981	982	983	984	985	986	987	988	989	990	991	992	993	994	995	996	997	998	999	1000	1001	1002	1003	1004	1005	1006	1007	1008	1009	1010	1011	1012	1013	1014	1015	1016	1017	1018	1019	1020	1021	1022	1023	1024	1025	1026	1027	1028	1029	1030	1031	1032	1033	1034	1035	1036	1037	1038	1039	1040	1041	1042	1043	1044	1045	1046	1047	1048	1049	1050	1051	1052	1053	1054	1055	1056	1057	1058	1059	1060	1061	1062	1063	1064	1065	1066	1067	1068	1069	1070	1071	1072	1073	1074	1075	1076	1077	1078	1079	1080	1081	1082	1083	1084	1085	1086	1087	1088	1089	1090	1091	1092	1093	1094	1095	1096	1097	1098	1099	1100	1101	1102	1103	1104	1105	1106	1107	1108	1109	1110	1111	1112	1113	1114	1115	1116	1117	1118	1119	1120	1121	1122	1123	1124	1125	1126	1127	1128	1129	1130	1131	1132	1133	1134	1135	1136	1137	1138	1139	1140	1141	1142	1143	1144	1145	1146	1147	1148	1149	1150	1151	1152	1153	1154	1155	1156	1157	1158	1159	1160	1161	1162	1163	1164	1165	1166	1167	1168	1169	1170	1171	1172	1173	1174	1175	1176	1177	1178	1179	1180	1181	1182	1183	1184	1185	1186	1187	1188	1189	1190	1191	1192	1193	1194	1195	1196	1197	1198	1199	1200	1201	1202	1203	1204	1205	1206	1207	1208	1209	1210	1211	1212	1213	1214	1215	1216	1217	1218	1219	1220	12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Project: Lakeside Townhouses

Table 3 - Housing TIF Financing Gap Cap Calculation - Multifamily Rental

FORMULA	Location	Type	Control Rent	Project Rent	=	PRI	x	No. of Units	x	No. of Months	x	No. of Years	=	PRI Gap Cap	Per Unit
FMR	Houghton	1 bedroom	\$1,950	- \$1,000	=	\$950	x	0	x	12	x	15	=	\$0	NDV/DI
FMR	Houghton	3 bedroom	\$3,268	- \$2,400	=	\$868	x	5	x	12	x	15	=	\$780,750	\$156,150
TOTAL Housing Subsidy															\$89,974
Other Housing Activities Allowed Under Public Act 90 of 2023															\$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 Allowed Expenses															
MSHDA Potential Rent Loss Calculation															\$449,870
															\$89,974

The FY 2024 Houghton County MIFMRs 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	\$776	\$780	\$933	\$1,307	\$1,567
FY 2024 FMR	\$710	\$758	\$905	\$1,275	\$1,536

RESOLUTION
Brownfield Plan
Lakeside Townhouses
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 _____, 2025 at _____ a.m./p.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, 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 Lakeside Townhouses at 538 Lake Avenue in Hancock, 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, a public hearing on the Brownfield Plan is anticipated to be held on the regular meeting of the Houghton County Board of Commissioners on _____, 2025 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 Lakeside Townhouses and recommends approval by the Houghton County Board of Commissioners and concurrence by the Hancock City Commission, 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
LAKESIDE TOWNHOUSES
BROWNFIELD PLAN
CITY OF HANCOCK

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 and approved the Brownfield Plan for the Lakeside Townhouses in the City of Hancock at their _____, 2025 meeting and recommends approval by the Houghton County Board of Commissioners and concurrence by the Hancock City Council; 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 Lakeside Townhouses are located in the City of Hancock; and

WHEREAS, The Houghton County Board of Commissioners is anticipated to set and notice a public hearing for _____, 2025 and will consider the Lakeside Townhouses Brownfield Plan at their regular meeting on _____, 2025;

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 Hancock City Council hereby concurs with the Brownfield Plan for the Lakeside Townhouses in the City of Hancock.

Approved: _____, 2025

CERTIFICATION

I hereby certify that the foregoing Resolution is a true and accurate copy of the Resolution adopted by the Hancock City Council at a meeting duly called and held on the ___th day of _____, 2025.

City of Hancock

By: _____
Linda Kalinec, Clerk/Treasurer

APPROVAL OF LAKESIDE TOWNHOUSES
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 Lakeside Townhouses in the City of Hancock at their _____, 2025 meeting and recommends approval by the Houghton County Board of Commissioners and concurrence by the Hancock City Council; and

WHEREAS, Hancock City Council reviewed the Brownfield Plan at their _____, 2025 meeting and 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 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 _____, 2025 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 Lakeside Townhouses.

Ayes: Commissioners
Nays: None
Absent: None

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 _____, 2025 at the Houghton County Courthouse, 401 East Houghton Street, Houghton, Michigan.

Jennifer Kelly, County Clerk

RESOLUTION

RESOLUTION APPROVING LOCAL DEVELOPMENT FINANCE AUTHORITY OF THE CITIES OF HOUGHTON AND HANCOCK FORGOING TAX INCREMENT REVENUE CAPTURE

Minutes of a Regular meeting of the Local Development Finance Authority of Houghton and Hancock ("LDFA"), County of Houghton, Michigan, held on the 23rd day of April 2025 at 12:00 p.m., Eastern Daylight Time.

PRESENT: Dan Crane, Dean Woodbeck, Mike Needham, Anders Hill, Chris Salani, Robert Megowen, Glenn Anderson, Whitney Warstler

ABSENT: Robert Backon, Lisa McKenzie, Chris Patritto

The following preamble and resolution were offered by Dean Woodbeck and support by Mike Needham.

WHEREAS, the Cities of Houghton and Hancock, County of Houghton, Michigan (the "City ") are authorized by the provisions of Act 57, Public Acts of Michigan, 2018, as amended ("Act 57"), to create a Local Development Finance Authority and an Local Development Finance District; and

WHEREAS, the City Councils duly of Houghton and Hancock established the LDFA, on April 25th, 2001 - which exercises its powers within the LDFA district (the "District") designated by both City Councils; and

WHEREAS, the Houghton County Brownfield Redevelopment Authority ("BRA") will be considering approval of a Brownfield Plan pursuant to MCL 125.2663 for an eligible property that is currently in the District; and

WHEREAS, J.S. Stringer LLC is developing the eligible property for a residential housing project and seeking Housing Brownfield Tax Increment Financing; and

WHEREAS, the LDFA proposes to forgo tax increment capture for the parcel and allow the BRA to capture tax increment revenues on the parcel according to MCL 125.2663b (2), MCL 125.2652(eee)(ii), and the Tax Increment Finance Act, 2018 PA 57, MCL 125.4101 to 125.4915 for the duration of the Brownfield Plan.

NOW, THEREFORE BE IT RESOLVED THAT The LDFA ORDAINS:

1. That it will forgo tax increment revenues for the Lakeside Townhouses Project, excluding existing structures and allow the BRA to capture tax increment revenues according to MCL 125.2663b (2), MCL 125.2652(eee)(ii), and the Tax Increment Finance Act, 2018 PA 57, MCL 125.4101 to 125.4915.
2. The LDFA shall forgo capture on the parcel for the entire duration of the Brownfield Plan.

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.

BE IT FURTHER RESOLVED THAT all resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

AYES: Dan Crane, Dean Woodbeck, Mike Needham, Anders Hill, Chris Salani, Robert Megowen, Glenn Anderson, Whitney Warstler

NAYS: None

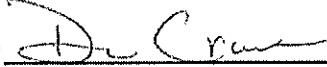
ABSTENTIONS: None

ABSENT: Robert Backon, Lisa McKenzie, Chris Patritto

CERTIFICATION

I hereby certify that the foregoing Resolution was adopted by the at a meeting duly called and held on April 23, 2025.

Local Development Finance Authority

By: 

**Dan Crane, Chairman
Local Development Finance Authority of the
Cities of Houghton and Hancock**

Dated: 5/20/2025

User: CHELSEA

DB: Houghton County

GL NUMBER	DESCRIPTION	2024-25 APPROVED BUDGET	2025-26 REQUESTED BUDGET
Fund: 101 GENERAL FUND			
ESTIMATED REVENUES			
Dept 000			
101-000-403.000	CURRENT LEVY	6,775,598.25	7,219,926.35
101-000-424.000	CFR	31,000.00	31,000.00
101-000-429.000	SWAMP TAX	180,000.00	180,000.00
101-000-432.000	PAYMENT IN LIEU OF TAXES	370,000.00	400,000.00
101-000-439.001	RECREATIONAL MARIJUANA REVENUE	275,000.00	300,000.00
101-000-439.002	MEDICAL MARIJUANA REVENUE	400.00	400.00
101-000-478.000	DOG LICENSES	800.00	500.00
101-000-481.000	SOIL EROSION PERMITS	25,000.00	25,000.00
101-000-506.000	EMERGENCY MANAGEMENT	30,000.00	30,000.00
101-000-540.000	JUDGES STANDARDIZATION	108,823.00	108,823.00
101-000-541.000	PROBATE JUDGE'S SALARY	115,907.00	115,907.00
101-000-542.000	CS FOC- MEDICAID MED SUPPORT	5,000.00	5,000.00
101-000-542.001	CS FOC-CRP INCENTIVE (FEDERAL)	28,000.00	28,000.00
101-000-543.000	SECONDARY ROADS PROGRAM	80,000.00	80,000.00
101-000-544.000	MARINE SAFETY PROGRAM	16,000.00	16,000.00
101-000-545.000	STATE AID-CASEFLOW ASSISTANCE	10,920.00	10,920.00
101-000-546.000	SNOWMOBILE SAFETY PROGRAM	16,000.00	16,000.00
101-000-547.000	ORV GRANT PROGRAM	18,000.00	18,000.00
101-000-552.000	STONE GARDEN PROGRAM	140,000.00	180,000.00
101-000-553.000	SH DEPUTY TRAINING STATE SOURCE		20,000.00
101-000-557.000	DEA TFO/SAFE TRAILS OT REIMBURSEM		10,000.00
101-000-570.000	FOC COOP REIMB. FEDERAL	285,000.00	285,000.00
101-000-570.002	FOC-ACCESS/VIST.GRANT CSGAV98-310	700.00	700.00
101-000-570.003	FOC- STATE GF/GP BDGT	21,780.00	21,780.00
101-000-571.000	PROS.ATTY CRP-CSPA-98-31002	60,326.00	142,754.00
101-000-571.002	PROS.ATTY- LEGAL REP FOSTER CARE		7,500.00
101-000-573.000	LOCAL COMMUNITY STABILIZATION SHA		30,000.00
101-000-574.000	STATE REVENUE SHARING	803,000.00	803,000.00
101-000-575.000	REMONUMENTATION PROGRAM	65,000.00	65,000.00
101-000-578.000	TOWNSHIP LIQUOR FEES	4,000.00	4,000.00
101-000-580.000	VICTIM'S RIGHTS REIMBURSEMENT	15,000.00	22,081.00
101-000-581.000	STATE LIQUOR TAX-CONVENT FACILITY	150,000.00	150,000.00
101-000-585.000	COURT EQUITY REIMBURSEMENT	85,000.00	85,000.00
101-000-587.000	STATE JUROR REIMBURSEMENTS	2,277.00	2,277.00
101-000-588.000	EARLY VOTING	70,000.00	70,000.00
101-000-602.000	CIRCUIT COURT COSTS	11,200.00	11,200.00
101-000-603.000	DISTRICT COURT COSTS	90,000.00	90,000.00
101-000-603.003	DISTRICT COURT COSS - STATUTE	100,000.00	100,000.00
101-000-604.000	DISTRICT COURT SUPERVISION	5,000.00	5,000.00
101-000-605.000	DISTRICT COURT OVERSIGHT FEES	60,000.00	60,000.00
101-000-607.000	D.COURT SERV.-DRUG&ALCOHOL	15,000.00	15,000.00
101-000-608.000	CIRCUIT COURT SERVICES	30,000.00	30,000.00
101-000-609.000	FRIEND OF COURT SERVICES	75,000.00	75,000.00
101-000-610.000	PROBATE COURT SERVICES	20,000.00	20,000.00
101-000-611.000	TREASURER SERVICES	10,000.00	10,000.00
101-000-611.001	BOUNCED CHECK FEES	50.00	50.00
101-000-612.000	CLERK SERVICES	50,000.00	50,000.00
101-000-613.000	REGISTER OF DEEDS SERVICES	225,000.00	225,000.00
101-000-614.000	REAL ESTATE TRANSFER TAX	150,000.00	150,000.00
101-000-615.001	DRIVERS LICENSE PROSECUTING ATTOR		1,000.00
101-000-616.000	COURT CIVIL FEES	140,000.00	140,000.00
101-000-617.000	SHERIFF SERVICES	50,000.00	50,000.00
101-000-617.001	TRANSPORT SERVICES		50,000.00
101-000-617.003	SRO SERVICES		100,000.00
101-000-619.000	CO. SHARE REMONUMENTATION FEES	500.00	500.00
101-000-620.000	ATTORNEY FEES	1,000.00	1,000.00
101-000-620.002	ATTORNEY FEES-CIRCUIT COURT	100.00	100.00
101-000-626.000	CC PROBATION ENHANCEMENT FEE	100.00	100.00
101-000-627.000	TAX DEPARTMENT SERVICES	53,000.00	53,000.00
101-000-629.000	PRISONER BOARD	100,000.00	100,000.00
101-000-629.001	PRISONER BOARD-TRIBAL HOUSING	25,000.00	25,000.00
101-000-630.000	CIRCUIT/DISTRICT REIMBURSEMENT	140,000.00	140,000.00
101-000-631.000	FAIR BOARD REIMB	15,000.00	50,000.00
101-000-632.000	OEM REIMB.-KEWEENAW CO.	3,500.00	3,500.00
101-000-655.000	FINES AND FORFEITS	1,000.00	1,000.00
101-000-656.000	ORDINANCE FINES AND COSTS	12,500.00	12,500.00
101-000-657.000	BOND FORFEITURE	5,000.00	5,000.00
101-000-664.000	INTEREST EARNED	250,000.00	250,000.00
101-000-668.002	RENTALS-911 BUILDING	2,550.00	2,550.00
101-000-677.000	REIMBURSEMENTS	20,000.00	20,000.00
101-000-681.000	LAB FEES - COUNTY	3,000.00	3,000.00
101-000-683.000	INSURANCE RECOVERIES	10,000.00	10,000.00
101-000-685.000	LAB FEES-PROS. ATTY	200.00	
101-000-687.000	REFUNDS	15,000.00	15,000.00
101-000-687.001	REFUNDS-ELECTIONS	70,000.00	70,000.00

User: CHELSEA

DB: Houghton County

GL NUMBER	DESCRIPTION	2024-25 APPROVED BUDGET	2025-26 REQUESTED BUDGET
Fund: 101 GENERAL FUND			
ESTIMATED REVENUES			
Dept 000			
101-000-690.000	OTHER REVENUE	1,000.00	1,000.00
101-000-699.004	TRANSFER IN-DEL.TAX FUND	250,000.00	250,000.00
101-000-699.007	TRANSFER IN-MARRIAGE COUNCELIN	2,000.00	2,000.00
Totals for dept 000 -		11,800,231.25	12,682,268.35
TOTAL ESTIMATED REVENUES		11,800,231.25	12,682,268.35
APPROPRIATIONS			
Dept 101 - BOARD OF COMMISSIONERS			
101-101-701.000	SALARIES AND WAGES	15,600.00	22,000.00
101-101-710.000	PER DIEMS	28,000.00	28,000.00
101-101-727.000	OFFICE SUPPLIES		200.00
101-101-730.000	OTHER OPERATING SUPPLIES		10,000.00
101-101-808.000	TRAVEL	12,000.00	12,000.00
101-101-810.000	PRINTING AND PUBLISHING	1,000.00	500.00
101-101-813.000	EMPLOYEE TRAINING/CONVENTION	3,000.00	3,000.00
101-101-815.000	OTHER SERVICES AND CHARGES	50,000.00	
101-101-815.025	LEAVE LEDGER EXPENSES	20,000.00	
101-101-816.000	AUDIT COSTS		50,000.00
101-101-817.000	CIVIL COUNCIL		12,000.00
Totals for dept 101 - BOARD OF COMMISSIONERS		129,600.00	137,700.00
Dept 103 - COMPUTING			
101-103-701.000	SALARIES AND WAGES	91,000.00	
101-103-727.000	OFFICE SUPPLIES	5,000.00	
101-103-730.000	OTHER OPERATING SUPPLIES		100,000.00
101-103-801.000	PROFESSIONAL AND CONTRACTUAL	71,576.00	300,000.00
101-103-802.002	CYBER SECURITY	90,000.00	
101-103-807.000	TELEPHONE	1,200.00	1,200.00
101-103-808.000	TRAVEL	1,000.00	
101-103-815.018	SOFTWARE LICENSING	74,340.00	75,000.00
101-103-815.019	SECURITY SUBSCRIPTIONS	63,860.00	
101-103-815.020	HARDWARE	129,500.00	400,000.00
101-103-815.024	ISP CIRCUITS	26,000.00	
Totals for dept 103 - COMPUTING		553,476.00	876,200.00
Dept 131 - CIRCUIT COURT			
101-131-701.000	SALARIES AND WAGES	175,000.00	180,000.00
101-131-727.000	OFFICE SUPPLIES	4,200.00	4,200.00
101-131-801.000	PROFESSIONAL AND CONTRACTUAL	4,500.00	4,500.00
101-131-802.000	DUES & FEES	4,300.00	1,000.00
101-131-803.000	JURY FEES	5,000.00	5,000.00
101-131-804.000	ATTORNEY / LEGAL FEES	900.00	900.00
101-131-807.000	TELEPHONE	750.00	750.00
101-131-808.000	TRAVEL	3,000.00	3,000.00
101-131-813.000	EMPLOYEE TRAINING/CONVENTION	2,500.00	2,500.00
101-131-815.000	OTHER SERVICES AND CHARGES	3,000.00	6,300.00
Totals for dept 131 - CIRCUIT COURT		203,150.00	208,150.00
Dept 136 - DISTRICT COURT			
101-136-701.000	SALARIES AND WAGES	553,000.00	553,000.00
101-136-701.005	FILL IN COURT REPORTER	13,418.00	9,000.00
101-136-701.010	ON CALL PAYOUT	15,600.00	15,600.00
101-136-727.000	OFFICE SUPPLIES	9,600.00	11,100.00
101-136-735.000	COMPUTER SUPPLIES		4,000.00
101-136-801.000	PROFESSIONAL AND CONTRACTUAL	1,000.00	1,000.00
101-136-802.000	WITNESS FEES	250.00	250.00
101-136-802.001	CERTIFICATION RENEWALS	7,700.00	7,700.00
101-136-803.000	JURY FEES	11,000.00	11,000.00
101-136-807.000	TELEPHONE	2,520.00	2,250.00
101-136-811.000	REPAIRS AND MAINTENANCE	500.00	500.00
101-136-813.000	EMPLOYEE TRAINING/CONVENTION	10,100.00	10,100.00
Totals for dept 136 - DISTRICT COURT		624,688.00	625,500.00
Dept 141 - FRIEND OF COURT			
101-141-701.000	SALARIES AND WAGES	350,000.00	360,000.00
101-141-727.000	OFFICE SUPPLIES	3,000.00	3,500.00
101-141-727.001	POSTAGE	100.00	100.00
101-141-801.000	PROFESSIONAL AND CONTRACTUAL	20,000.00	20,000.00
101-141-807.000	TELEPHONE	1,500.00	1,500.00
101-141-808.000	TRAVEL	4,000.00	4,000.00
101-141-810.000	PRINTING AND PUBLISHING	500.00	500.00
101-141-813.000	EMPLOYEE TRAINING/CONVENTION	9,000.00	9,000.00
101-141-815.026	TOXICOLOGY FEES	500.00	500.00
101-141-815.027	FOC HOSPITALIZATION CHARGES	50,000.00	50,000.00

User: CHELSEA

DB: Houghton County

GL NUMBER	DESCRIPTION	2024-25 APPROVED BUDGET	2025-26 REQUESTED BUDGET
Fund: 101 GENERAL FUND			
APPROPRIATIONS			
Dept 141 - FRIEND OF COURT			
101-141-998.000	NSF CHECKS/MISS DIRECTED CHECKS	500.00	500.00
Totals for dept 141 - FRIEND OF COURT		439,100.00	449,600.00
Dept 143 - FOC-ACCESS/VISITATION GRANT			
101-143-801.000	PROFESSIONAL AND CONTRACTUAL	800.00	800.00
Totals for dept 143 - FOC-ACCESS/VISITATION GRAN		800.00	800.00
Dept 148 - PROBATE COURT			
101-148-701.000	SALARIES AND WAGES	585,400.00	609,000.00
101-148-727.000	OFFICE SUPPLIES	8,000.00	9,000.00
101-148-801.000	PROFESSIONAL AND CONTRACTUAL	16,000.00	19,000.00
101-148-803.000	JURY FEES	2,000.00	2,000.00
101-148-804.000	ATTORNEY / LEGAL FEES	90,000.00	90,000.00
101-148-807.000	TELEPHONE	2,500.00	1,500.00
101-148-808.000	TRAVEL	6,000.00	3,000.00
101-148-810.000	PRINTING AND PUBLISHING	2,000.00	2,000.00
101-148-813.000	EMPLOYEE TRAINING/CONVENTION	3,500.00	6,500.00
Totals for dept 148 - PROBATE COURT		715,400.00	742,000.00
Dept 191 - ELECTIONS			
101-191-701.000	SALARIES AND WAGES CANVASSING	2,400.00	2,400.00
101-191-727.000	OFFICE SUPPLIES	1,000.00	1,000.00
101-191-727.002	COMPUTER SOFTWARE	3,500.00	3,500.00
101-191-801.000	PROFESSIONAL AND CONTRACTUAL	3,000.00	3,000.00
101-191-802.002	EARLY VOTING	10,000.00	15,000.00
101-191-808.000	TRAVEL	500.00	500.00
101-191-810.000	PRINTING AND PUBLISHING	60,000.00	60,000.00
101-191-813.000	EMPLOYEE TRAINING/CONVENTION	1,000.00	1,000.00
Totals for dept 191 - ELECTIONS		81,400.00	86,400.00
Dept 213 - MISC. & CONTINGENCY			
101-213-706.000	TERMINATION PAY		200,000.00
101-213-732.000	F.O.I.A. COSTS		7,500.00
101-213-801.000	LEGAL FEES		50,000.00
101-213-815.000	PROPERTY EXPENSES		250,000.00
101-213-956.007	CONTINGENCY ACCOUNT		425,000.00
Totals for dept 213 - MISC. & CONTINGENCY			932,500.00
Dept 215 - CLERK			
101-215-701.000	SALARIES AND WAGES	225,000.00	225,000.00
101-215-727.000	OFFICE SUPPLIES	5,500.00	6,000.00
101-215-727.002	COMPUTER SOFTWARE	4,500.00	9,000.00
101-215-801.000	PROFESSIONAL AND CONTRACTUAL	3,000.00	5,000.00
101-215-802.000	DUES & FEES	600.00	700.00
101-215-807.000	TELEPHONE	700.00	700.00
101-215-808.000	TRAVEL	500.00	1,500.00
101-215-811.000	REPAIRS AND MAINTENANCE	200.00	
101-215-813.000	EMPLOYEE TRAINING/CONVENTION	750.00	2,000.00
Totals for dept 215 - CLERK		240,750.00	249,900.00
Dept 223 - ADMINISTRATION			
101-223-701.000	SALARIES AND WAGES	240,000.00	250,000.00
101-223-727.000	OFFICE SUPPLIES	600.00	6,000.00
101-223-801.000	PROFESSIONAL AND CONTRACTUAL	55,000.00	55,000.00
101-223-802.000	DUES & FEES	150.00	1,000.00
101-223-807.000	TELEPHONE	1,500.00	1,700.00
101-223-808.000	TRAVEL	2,500.00	5,000.00
101-223-810.000	PRINTING AND PUBLISHING	500.00	500.00
101-223-813.000	EMPLOYEE TRAINING/CONVENTION	2,500.00	3,000.00
101-223-815.000	OTHER SERVICES AND CHARGES		6,000.00
101-223-815.007	FUNDRAISING EXPENSES	2,000.00	2,000.00
101-223-815.008	STEWARDSHIP -COUNTY BUSINESS	500.00	500.00
Totals for dept 223 - ADMINISTRATION		305,250.00	330,700.00
Dept 225 - EQUALIZATION			
101-225-701.000	SALARIES AND WAGES	203,500.00	205,500.00
101-225-727.000	OFFICE SUPPLIES	4,500.00	1,750.00
101-225-735.000	COMPUTER SUPPLIES	5,200.00	2,750.00
101-225-802.000	DUES & FEES	300.00	350.00
101-225-806.000	CONTRACT SERVICES	22,500.00	28,000.00
101-225-807.000	TELEPHONE	275.00	275.00
101-225-808.000	TRAVEL	1,000.00	750.00
101-225-809.000	ESRI / GIS WEBSITE HOSTING		3,500.00
101-225-810.000	PRINTING AND PUBLISHING	5,500.00	5,500.00

User: CHELSEA

DB: Houghton County

GL NUMBER	DESCRIPTION	2024-25 APPROVED BUDGET	2025-26 REQUESTED BUDGET
Fund: 101 GENERAL FUND			
APPROPRIATIONS			
Dept 225 - EQUALIZATION			
101-225-810.001	REAL PROP STATEMENT MAILINGS		1,375.00
101-225-811.000	REPAIRS AND MAINTENANCE	1,250.00	1,000.00
101-225-813.000	EMPLOYEE TRAINING/CONVENTION	6,500.00	4,500.00
101-225-814.000	LAREDO SERVICE		300.00
101-225-815.000	OTHER SERVICES AND CHARGES	500.00	500.00
Totals for dept 225 - EQUALIZATION		251,025.00	256,050.00
Dept 229 - PROSECUTING ATTORNEY			
101-229-701.000	SALARIES AND WAGES	415,000.00	497,800.00
101-229-701.012	CONTRACTUAL SERVICES	60,000.00	10,000.00
101-229-727.000	OFFICE SUPPLIES	10,000.00	10,000.00
101-229-802.000	DUES & FEES	23,000.00	25,000.00
101-229-807.000	TELEPHONE	1,500.00	1,500.00
101-229-808.000	TRAVEL	500.00	
101-229-810.000	PRINTING AND PUBLISHING	300.00	
101-229-811.000	REPAIRS AND MAINTENANCE	500.00	
101-229-813.000	EMPLOYEE TRAINING/CONVENTION	7,500.00	10,000.00
101-229-815.021	INVESTIGATIVE FEES	20,000.00	20,000.00
Totals for dept 229 - PROSECUTING ATTORNEY		538,300.00	574,300.00
Dept 236 - REGISTER OF DEEDS			
101-236-701.000	SALARIES AND WAGES	140,500.00	160,000.00
101-236-727.000	OFFICE SUPPLIES	1,000.00	1,000.00
101-236-801.000	PROFESSIONAL AND CONTRACTUAL	1,000.00	29,200.00
101-236-802.001	DUES/FEES	400.00	800.00
101-236-807.000	TELEPHONE	250.00	250.00
101-236-813.000	EMPLOYEE TRAINING/CONVENTION	750.00	1,000.00
Totals for dept 236 - REGISTER OF DEEDS		143,900.00	192,250.00
Dept 245 - REMONUMENTATION			
101-245-801.000	PROFESSIONAL AND CONTRACTUAL	80,000.00	80,000.00
Totals for dept 245 - REMONUMENTATION		80,000.00	80,000.00
Dept 253 - TREASURER			
101-253-701.000	SALARIES AND WAGES	220,500.00	230,000.00
101-253-727.000	OFFICE SUPPLIES	4,500.00	9,700.00
101-253-802.000	DUES & FEES	440.00	550.00
101-253-807.000	TELEPHONE	270.00	325.00
101-253-808.000	TRAVEL	800.00	1,000.00
101-253-811.000	REPAIRS AND MAINTENANCE	1,500.00	2,000.00
101-253-813.000	EMPLOYEE TRAINING/CONVENTION	1,000.00	1,250.00
101-253-815.015	MISCELLANEOUS SERVICES	3,000.00	3,500.00
Totals for dept 253 - TREASURER		232,010.00	248,325.00
Dept 257 - COOPERATIVE EXTENSION			
101-257-801.000	PROFESSIONAL AND CONTRACTUAL	67,000.00	48,410.00
101-257-807.000	TELEPHONE	1,300.00	
Totals for dept 257 - COOPERATIVE EXTENSION		68,300.00	48,410.00
Dept 265 - COURTHOUSE AND GROUNDS			
101-265-701.000	SALARIES AND WAGES	80,700.00	89,000.00
101-265-727.000	OFFICE SUPPLIES	4,500.00	5,000.00
101-265-728.000	GAS & OIL	2,000.00	3,500.00
101-265-806.000	SERVICE CONTRACTS	4,300.00	4,000.00
101-265-807.000	TELEPHONE	700.00	1,200.00
101-265-807.001	CELL PHONE STIPEND		420.00
101-265-811.000	REPAIRS AND MAINTENANCE	95,200.00	200,000.00
101-265-811.004	TOOLS	1,500.00	1,500.00
101-265-812.000	UTILITIES	39,600.00	45,000.00
101-265-815.000	SERVICES & CHARGES		20,000.00
101-265-816.001	JANITORIAL SUPPLIES	5,500.00	6,500.00
101-265-817.000	ELEVATOR SERVICES		380.00
101-265-818.000	VEHICLE DETAILING		500.00
101-265-819.000	SNOW REMOVAL		20,000.00
101-265-820.000	CERTIFICATIONS		1,000.00
101-265-934.001	2018 CHEVY EQUINOX	1,000.00	1,500.00
101-265-934.002	2019 CHEVY SILVERADO BLACK	1,000.00	1,000.00
101-265-934.003	NEW VEHICLE FLEET	1,000.00	1,000.00
101-265-934.004	2019 CHEV SILV BLUE	1,000.00	1,500.00
Totals for dept 265 - COURTHOUSE AND GROUNDS		238,000.00	403,000.00
Dept 269 - HOCO FAIR			
101-269-701.000	SALARIES AND WAGES	32,000.00	35,000.00
101-269-815.000	OPERATING EXPENSES	10,000.00	15,000.00

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GL NUMBER	DESCRIPTION	2024-25 APPROVED BUDGET	2025-26 REQUESTED BUDGET
Fund: 101 GENERAL FUND			
APPROPRIATIONS			
Dept 269 - HOCO FAIR			
	Totals for dept 269 - HOCO FAIR	42,000.00	50,000.00
Dept 275 - DRAIN COMMISSIONER			
101-275-701.000	SALARIES AND WAGES	40,000.00	45,000.00
101-275-727.000	OFFICE SUPPLIES	400.00	400.00
101-275-801.000	PROFESSIONAL AND CONTRACTUAL	250.00	5,000.00
101-275-807.000	TELEPHONE	300.00	300.00
101-275-808.000	TRAVEL	3,500.00	3,500.00
101-275-811.000	REPAIRS AND MAINTENANCE		1,000.00
	Totals for dept 275 - DRAIN COMMISSIONER	44,450.00	55,200.00
Dept 295 - MAILING			
101-295-727.000	OFFICE SUPPLIES	40,000.00	42,500.00
101-295-811.000	REPAIRS AND MAINTENANCE	1,000.00	1,000.00
101-295-814.000	RENT	4,000.00	4,000.00
	Totals for dept 295 - MAILING	45,000.00	47,500.00
Dept 301 - SHERIFF			
101-301-701.000	SALARIES AND WAGES	1,500,000.00	1,650,000.00
101-301-727.000	OFFICE SUPPLIES	1,000.00	2,500.00
101-301-728.000	GAS & FLUIDS	50,000.00	50,000.00
101-301-730.000	OPERATING EXPENSES	15,000.00	15,000.00
101-301-730.001	SOLID CIRCLE MAINTENANCE	12,000.00	12,000.00
101-301-807.000	TELEPHONE	7,500.00	8,000.00
101-301-809.000	TRANS. PATIENTS/PRISONERS	5,000.00	5,500.00
101-301-810.000	PRINTING AND PUBLISHING	500.00	
101-301-811.000	REPAIRS AND MAINTENANCE	30,000.00	30,000.00
101-301-813.000	EMPLOYEE TRAINING/CONVENTION	15,000.00	15,000.00
101-301-815.000	OTHER CHARGES AND EQUIPMENT	22,000.00	22,000.00
101-301-815.001	TASERS	6,500.00	6,500.00
101-301-815.002	SRO		100,000.00
101-301-815.013	BODY CAMERAS/IN CAR EQUIPMENT	10,000.00	10,000.00
101-301-815.014	DOOR ENTRY TOOLS	2,500.00	2,500.00
101-301-815.022	PATROL CARS	140,000.00	144,000.00
101-301-815.023	SERVICE FEES	8,000.00	8,000.00
101-301-816.000	HOCO FAIR STORAGE FEES		600.00
101-301-817.000	HOCO MARINA PATROL BOAT SLIP #17		1,300.00
101-301-818.000	EQUIPMENT REMOVAL		2,400.00
	Totals for dept 301 - SHERIFF	1,825,000.00	2,085,300.00
Dept 331 - MARINE SAFETY			
101-331-701.000	SALARIES AND WAGES	11,000.00	8,650.00
101-331-728.000	GAS & FLUIDS	3,000.00	3,000.00
101-331-811.000	REPAIRS AND MAINTENANCE	1,000.00	
101-331-815.000	OTHER SERVICES AND CHARGES	2,000.00	
	Totals for dept 331 - MARINE SAFETY	17,000.00	11,650.00
Dept 332 - SNOWMOBILE SAFETY			
101-332-701.000	SALARIES AND WAGES	11,000.00	15,000.00
101-332-728.000	GAS & FLUIDS	1,000.00	1,000.00
101-332-811.000	REPAIRS AND MAINTENANCE	2,000.00	
	Totals for dept 332 - SNOWMOBILE SAFETY	14,000.00	16,000.00
Dept 333 - SECONDARY ROADS			
101-333-701.000	SALARIES AND WAGES	110,000.00	130,000.00
101-333-715.000	SOCIAL SECURITY MEDICARE	8,415.00	9,945.00
101-333-716.000	HOSPITALIZATION	33,600.00	33,600.00
101-333-717.000	LIFE INSURANCE	215.00	215.00
101-333-718.000	RETIREMENT	8,000.00	15,000.00
101-333-719.000	WORKER'S COMPENSATION	1,700.00	1,750.00
101-333-728.000	GAS & FLUIDS	16,000.00	19,000.00
	Totals for dept 333 - SECONDARY ROADS	177,930.00	209,510.00
Dept 334 - ORV GRANT			
101-334-701.000	SALARIES AND WAGES	11,000.00	25,000.00
101-334-728.000	GAS & FLUIDS	800.00	800.00
101-334-811.000	REPAIRS AND MAINTENANCE	500.00	
	Totals for dept 334 - ORV GRANT	12,300.00	25,800.00
Dept 340 - FY22 STONE GARDEN			
101-340-701.000	OVERTIME	32,998.00	
101-340-715.000	FRINGES	13,252.00	
101-340-728.000	FUEL	6,000.00	
101-340-811.000	REPAIRS AND MAINTENANCE	2,063.00	
101-340-944.000	EQUIPMENT	53,425.00	

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GL NUMBER	DESCRIPTION	2024-25 APPROVED BUDGET	2025-26 REQUESTED BUDGET
Fund: 101 GENERAL FUND			
APPROPRIATIONS			
Dept 340 - FY22 STONE GARDEN			
Totals for dept 340 - FY22 STONE GARDEN		107,738.00	
Dept 341 - FY 23 STONE GARDEN			
101-341-701.000	SALARIES AND WAGES	24,970.50	
101-341-715.000	FRINGES	10,028.15	
101-341-728.000	FUEL	913.00	
101-341-944.000	EQUIPMENT	80,201.94	
Totals for dept 341 - FY 23 STONE GARDEN		116,113.59	
Dept 343 - FY 25 STONE GARDEN			
101-343-701.000	SALARIES AND WAGES		46,760.00
101-343-715.000	SOCIAL SECURITY MEDICARE		18,643.21
101-343-728.000	GAS & OIL		5,000.00
101-343-811.000	REPAIRS AND MAINTENANCE		5,000.00
101-343-944.000	EQUIPMENT		74,250.00
Totals for dept 343 - FY 25 STONE GARDEN			149,653.21
Dept 351 - JAIL			
101-351-701.000	SALARIES AND WAGES	737,000.00	893,200.00
101-351-701.002	SALARIES JAIL PT 3-11	38,000.00	38,000.00
101-351-728.000	GAS & FLUIDS	2,500.00	2,200.00
101-351-730.000	OPERATING SUPPLIES	9,300.00	9,300.00
101-351-730.001	SOLID CIRCLE MAINTENANCE	12,000.00	22,683.60
101-351-805.000	PRISONER BOARD	98,000.00	105,000.00
101-351-806.000	SERVICE CONTRACTS	96,200.00	100,500.00
101-351-807.000	TELEPHONE		3,000.00
101-351-811.000	REPAIRS AND MAINTENANCE	35,000.00	40,000.00
101-351-812.000	UTILITIES	55,000.00	55,000.00
101-351-815.000	SERVICES AND CHARGES	100,000.00	97,254.96
101-351-816.000	AIS FINGER PRINT FEES	10,000.00	10,000.00
101-351-817.000	SEX OFFENDER REGISTRATION FEE	600.00	600.00
Totals for dept 351 - JAIL		1,193,600.00	1,376,738.56
Dept 375 - MINE INSPECTOR			
101-375-701.000	SALARIES AND WAGES	9,600.00	9,600.00
101-375-807.000	TELEPHONE	200.00	200.00
101-375-808.000	TRAVEL	500.00	500.00
Totals for dept 375 - MINE INSPECTOR		10,300.00	10,300.00
Dept 426 - EMERGENCY MEASURES			
101-426-701.000	SALARIES AND WAGES	87,535.66	90,000.00
101-426-727.000	OFFICE SUPPLIES	2,400.00	2,000.00
101-426-735.000	COMPUTER SUPPLIES		2,000.00
101-426-807.000	TELEPHONE	1,100.00	1,100.00
101-426-808.000	TRAVEL	3,200.00	3,500.00
101-426-811.000	REPAIRS AND MAINTENANCE	500.00	500.00
101-426-815.016	ACTIVE SHOOTER	1,000.00	1,000.00
101-426-815.017	HAZARD MITIGATION	5,000.00	5,000.00
101-426-816.000	CERT / PUBLIC INFO WEBSITE		800.00
Totals for dept 426 - EMERGENCY MEASURES		100,735.66	105,900.00
Dept 430 - ANIMAL CONTROL			
101-430-815.000	ANIMAL CONTROL FEES	15,000.00	
Totals for dept 430 - ANIMAL CONTROL		15,000.00	
Dept 600 - HEALTH & WELFARE CONTRIB.			
101-600-959.002	SUBSTANCE ABUSE	85,000.00	
101-600-959.004	MEDICAL EXAMINER	61,000.00	108,000.00
101-600-959.005	VETERAN'S BURIALS	33,000.00	
Totals for dept 600 - HEALTH & WELFARE CONTRIB.		179,000.00	108,000.00
Dept 750 - RECREATION/CULTURE CONTRIB.			
101-750-959.001	KEDA	20,000.00	
101-750-959.004	W.U.P.P.D.R.	11,897.00	14,871.00
101-750-959.006	U.P.C.A.P.	1,100.00	1,100.00
101-750-959.009	RC & D COUNCIL	350.00	
101-750-959.022	TWIN LAKES ASSMT DIST	200.00	
Totals for dept 750 - RECREATION/CULTURE CONTRIB		33,547.00	15,971.00
Dept 815 - MISCELLANEOUS			
101-815-815.001	SERVICE CHARGES	5,000.00	
Totals for dept 815 - MISCELLANEOUS		5,000.00	
Dept 851 - FRINGE BENEFITS			

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GL NUMBER	DESCRIPTION	2024-25 APPROVED BUDGET	2025-26 REQUESTED BUDGET
Fund: 101 GENERAL FUND			
APPROPRIATIONS			
Dept 851 - FRINGE BENEFITS			
101-851-715.000	SOCIAL SECURITY MEDICARE	420,000.00	
101-851-716.000	HOSPITALIZATION	921,278.90	1,081,832.26
101-851-717.000	LIFE INSURANCE	7,100.00	9,000.00
101-851-718.000	RETIREMENT	120,000.00	2,025,000.00
101-851-719.000	WORKERS' COMPENSATION	45,000.00	80,000.00
101-851-720.000	UNEMPLOYMENT	1,500.00	25,000.00
Totals for dept 851 - FRINGE BENEFITS		1,514,878.90	3,220,832.26
Dept 865 - INSURANCE			
101-865-910.000	INSURANCE	150,000.00	180,000.00
Totals for dept 865 - INSURANCE		150,000.00	180,000.00
Dept 867 - REFUNDS			
101-867-964.001	REFUNDS-CIRCUIT COURT	100.00	100.00
101-867-964.003	REFUNDS-BUILDING OFFICIAL	1,000.00	1,000.00
101-867-964.004	REFUNDS-TREASURER	100.00	100.00
101-867-964.005	REFUNDS-DISTRICT COURT	100.00	100.00
101-867-964.006	REFUNDS-FRIEND OF COURT	100.00	100.00
101-867-964.007	REFUNDS-CLERK	100.00	100.00
101-867-964.008	REFUNDS-PROBATE COURT	100.00	100.00
Totals for dept 867 - REFUNDS		1,600.00	1,600.00
Dept 895 - SPECIAL APPROPRIATIONS			
101-895-960.001	JURY COMMISSION	2,000.00	2,000.00
101-895-960.004	PLANNING COMMISSION	2,000.00	2,000.00
101-895-960.005	UP ECONOMIC DEVELOPMENT ALLIANCE	500.00	500.00
101-895-960.007	KEWEENAW CHAMBER OF COMMERCE	400.00	440.00
Totals for dept 895 - SPECIAL APPROPRIATIONS		4,900.00	4,940.00
Dept 900 - CAPITAL OUTLAY			
101-900-970.000	CAPITAL OUTLAY-OFFICE EQUIP.	25,000.00	25,000.00
101-900-971.000	CAPITAL OUTLAY-VEHICLES	46,000.00	55,000.00
101-900-974.000	CAP.OUTLAY-COMPUTER MAINTEN.	10,000.00	10,000.00
101-900-976.000	CAP.OUTLAY-BUILDING IMPROV.	10,000.00	10,000.00
101-900-985.000	LAW ENFORCEMENT GEAR	3,500.00	
Totals for dept 900 - CAPITAL OUTLAY		94,500.00	100,000.00
Dept 965 - OPERATING TRANSFERS OUT			
101-965-999.003	LAW LIBRARY FUND	17,000.00	17,000.00
101-965-999.004	W.U.P.H.D. FUND	272,324.00	276,426.00
101-965-999.005	C.C. MENTAL HEALTH FUND	164,495.00	164,495.00
101-965-999.006	SOCIAL WELFARE FUND	5,000.00	5,000.00
101-965-999.007	CHILD CARE FUND	310,000.00	310,000.00
101-965-999.011	TRI-CO. WORK CAMP FUND	185,650.00	
101-965-999.019	USDA GRANT FUND	58,000.00	58,000.00
101-965-999.023	TRANSFER OUT MIDC	120,238.00	120,238.00
101-965-999.026	TRANSFER OUT- LAND BANK	6,000.00	6,000.00
101-965-999.027	TRANSFER STATION		127,250.00
101-965-999.028	MARINA		40,190.00
Totals for dept 965 - OPERATING TRANSFERS OUT		1,138,707.00	1,124,599.00
TOTAL APPROPRIATIONS		11,688,449.15	15,341,279.03
NET OF REVENUES/APPROPRIATIONS - FUND 101		111,782.10	(2,659,010.68)
BEGINNING FUND BALANCE		7,215,312.06	6,414,733.16
FUND BALANCE ADJUSTMENTS		(912,361.00)	
ENDING FUND BALANCE		6,414,733.16	3,755,722.48
Fund: 208 PROSECUTOR'S FORFEITURE ACCOUN			
ESTIMATED REVENUES			
Dept 000			
208-000-400.000	REVENUES	500.00	
Totals for dept 000 -		500.00	
TOTAL ESTIMATED REVENUES		500.00	
NET OF REVENUES/APPROPRIATIONS - FUND 208		500.00	
BEGINNING FUND BALANCE		1,646.50	2,146.50
ENDING FUND BALANCE		2,146.50	2,146.50
Fund: 210 TRI-COUNTY WORK CAMP FUND			
ESTIMATED REVENUES			
Dept 000			
210-000-677.001	REIMB.-WORK CREW CHARGES	8,000.00	8,000.00

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GL NUMBER	DESCRIPTION	2024-25 APPROVED BUDGET	2025-26 REQUESTED BUDGET
Fund: 210 TRI-COUNTY WORK CAMP FUND			
ESTIMATED REVENUES			
Dept 000			
210-000-699.001	OPERATING TRANSFERS IN	200,000.00	200,000.00
Totals for dept 000 -		208,000.00	208,000.00
TOTAL ESTIMATED REVENUES		208,000.00	208,000.00
APPROPRIATIONS			
Dept 000			
210-000-701.000	SALARIES AND WAGES	75,000.00	75,000.00
210-000-728.000	GAS & OIL	1,000.00	1,000.00
210-000-807.000	TELEPHONE	500.00	300.00
210-000-811.000	REPAIRS AND MAINTENANCE	1,000.00	1,000.00
210-000-812.000	UTILITIES	3,600.00	5,000.00
210-000-814.000	RENT	8,400.00	8,400.00
210-000-910.000	INSURANCE	7,500.00	7,500.00
Totals for dept 000 -		97,000.00	98,200.00
Dept 851 - FRINGE BENEFITS			
210-851-715.000	SOCIAL SECURITY MEDICARE	5,737.50	
210-851-716.000	HOSPITALIZATION	50,000.00	
210-851-717.000	LIFE INSURANCE	650.00	
210-851-718.000	RETIREMENT	25,000.00	
Totals for dept 851 - FRINGE BENEFITS		81,387.50	
TOTAL APPROPRIATIONS		178,387.50	98,200.00
NET OF REVENUES/APPROPRIATIONS - FUND 210		29,612.50	109,800.00
BEGINNING FUND BALANCE		196,561.65	226,174.15
ENDING FUND BALANCE		226,174.15	335,974.15
Fund: 211 SPECIAL EQUIPMENT & REWARD FUN			
ESTIMATED REVENUES			
Dept 000			
211-000-675.000	PRIVATE CONTRIBUTIONS	1,000.00	
Totals for dept 000 -		1,000.00	
TOTAL ESTIMATED REVENUES		1,000.00	
APPROPRIATIONS			
Dept 000			
211-000-815.000	OTHER SERVICES AND CHARGES	5,000.00	
Totals for dept 000 -		5,000.00	
TOTAL APPROPRIATIONS		5,000.00	
NET OF REVENUES/APPROPRIATIONS - FUND 211		(4,000.00)	
BEGINNING FUND BALANCE		9,982.74	5,982.74
ENDING FUND BALANCE		5,982.74	5,982.74
Fund: 215 FRIEND OF THE COURT			
ESTIMATED REVENUES			
Dept 000			
215-000-539.000	STATE SOURCES	1,500.00	1,500.00
215-000-600.001	NON-IV D MOTION FEE	6,000.00	6,000.00
215-000-600.002	IV-D MOTION FEE	600.00	600.00
Totals for dept 000 -		8,100.00	8,100.00
TOTAL ESTIMATED REVENUES		8,100.00	8,100.00
APPROPRIATIONS			
Dept 143			
215-143-815.000	OTHER SERVICES AND CHARGES	8,000.00	8,000.00
Totals for dept 143 -		8,000.00	8,000.00
TOTAL APPROPRIATIONS		8,000.00	8,000.00
NET OF REVENUES/APPROPRIATIONS - FUND 215		100.00	100.00
BEGINNING FUND BALANCE		76,793.95	76,893.95
ENDING FUND BALANCE		76,893.95	76,993.95
Fund: 223 LAND BANK AUTHORITY FUND			
ESTIMATED REVENUES			
Dept 000			
223-000-561.000	STATE GRANT REVENUE	200,000.00	200,000.00
223-000-600.000	GAIN ON SALE OF ASSETS	8,900.00	4,500.00

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GL NUMBER	DESCRIPTION	2024-25 APPROVED BUDGET	2025-26 REQUESTED BUDGET
Fund: 223 LAND BANK AUTHORITY FUND			
ESTIMATED REVENUES			
Dept 000			
223-000-664.000	INTEREST EARNED	500.00	500.00
223-000-675.000	PROPERTY SALES	2,000.00	12,000.00
223-000-699.000	OPERATING TRANSFERS IN		7,000.00
Totals for dept 000 -		211,400.00	224,000.00
TOTAL ESTIMATED REVENUES		211,400.00	224,000.00
APPROPRIATIONS			
Dept 000			
223-000-700.000	EXPENDITURES	5,000.00	200,000.00
Totals for dept 000 -		5,000.00	200,000.00
TOTAL APPROPRIATIONS		5,000.00	200,000.00
NET OF REVENUES/APPROPRIATIONS - FUND 223		206,400.00	24,000.00
BEGINNING FUND BALANCE		171,466.68	377,866.68
ENDING FUND BALANCE		377,866.68	401,866.68
Fund: 225 JAIL COMMISSARY FUND			
ESTIMATED REVENUES			
Dept 000			
225-000-642.000	SALES	75,000.00	50,000.00
Totals for dept 000 -		75,000.00	50,000.00
TOTAL ESTIMATED REVENUES		75,000.00	50,000.00
APPROPRIATIONS			
Dept 000			
225-000-729.000	CONCESSIONS-VENDORS	60,000.00	55,000.00
225-000-807.000	TELEPHONE	10,000.00	8,000.00
225-000-815.000	OTHER SERVICES AND CHARGES	3,000.00	3,000.00
225-000-823.000	INMATE SUPPLY & ITEMS	10,000.00	10,000.00
Totals for dept 000 -		83,000.00	76,000.00
TOTAL APPROPRIATIONS		83,000.00	76,000.00
NET OF REVENUES/APPROPRIATIONS - FUND 225		(8,000.00)	(26,000.00)
BEGINNING FUND BALANCE		(40,513.92)	(48,513.92)
ENDING FUND BALANCE		(48,513.92)	(74,513.92)
Fund: 230 DELINQ PROP TAX SALES			
ESTIMATED REVENUES			
Dept 000			
230-000-664.000	INTEREST EARNED	10,000.00	50,000.00
230-000-675.023	2023 SALE PROCEEDS	150,000.00	
Totals for dept 000 -		160,000.00	50,000.00
TOTAL ESTIMATED REVENUES		160,000.00	50,000.00
APPROPRIATIONS			
Dept 000			
230-000-700.000	EXPENDITURES	140,000.00	
Totals for dept 000 -		140,000.00	
TOTAL APPROPRIATIONS		140,000.00	
NET OF REVENUES/APPROPRIATIONS - FUND 230		20,000.00	50,000.00
BEGINNING FUND BALANCE		1,592,831.28	1,612,831.28
ENDING FUND BALANCE		1,612,831.28	1,662,831.28
Fund: 233 TREATMENT COURT			
ESTIMATED REVENUES			
Dept 000			
233-000-539.000	STATE SOURCES	220,000.00	220,000.00
233-000-600.000	PARTICIPANTS	10,000.00	10,000.00
233-000-616.000	COURT CIVIL FEES	2,300.00	2,300.00
233-000-637.000	NORTHCARE	56,000.00	56,000.00
233-000-656.000	TESTS	1,000.00	1,000.00
Totals for dept 000 -		289,300.00	289,300.00
TOTAL ESTIMATED REVENUES		289,300.00	289,300.00
APPROPRIATIONS			
Dept 000			

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GL NUMBER	DESCRIPTION	2024-25 APPROVED BUDGET	2025-26 REQUESTED BUDGET
Fund: 233 TREATMENT COURT			
APPROPRIATIONS			
Dept 000			
233-000-701.000	SALARIES AND WAGES	84,400.00	84,400.00
233-000-727.000	DRUG TESTING	40,000.00	40,000.00
233-000-728.000	GAS & OIL	100.00	100.00
233-000-815.026	TOXICOLOGY FEES	25,000.00	25,000.00
233-000-815.028	STIPENDS	400.00	400.00
233-000-815.029	INCENTIVES - PARTICIPANT FEES	7,000.00	7,000.00
Totals for dept 000 -		156,900.00	156,900.00
Dept 851 - FRINGE BENEFITS			
233-851-715.000	SOCIAL SECURITY MEDICARE	6,460.00	6,460.00
233-851-716.000	HOSPITALIZATION	26,705.00	26,705.00
233-851-717.000	LIFE INSURANCE	130.00	130.00
233-851-718.000	RETIREMENT	4,220.00	4,220.00
233-851-719.000	WORKERS' COMPENSATION	600.00	600.00
Totals for dept 851 - FRINGE BENEFITS		38,115.00	38,115.00
TOTAL APPROPRIATIONS		195,015.00	195,015.00
NET OF REVENUES/APPROPRIATIONS - FUND 233		94,285.00	94,285.00
BEGINNING FUND BALANCE		68,095.22	162,380.22
ENDING FUND BALANCE		162,380.22	256,665.22
Fund: 256 HOCO ROD AUTOMATION FUND			
ESTIMATED REVENUES			
Dept 000			
256-000-680.000	RECORDING FEE	30,000.00	30,000.00
Totals for dept 000 -		30,000.00	30,000.00
TOTAL ESTIMATED REVENUES		30,000.00	30,000.00
APPROPRIATIONS			
Dept 000			
256-000-700.000	EXPENDITURES	12,000.00	12,000.00
Totals for dept 000 -		12,000.00	12,000.00
TOTAL APPROPRIATIONS		12,000.00	12,000.00
NET OF REVENUES/APPROPRIATIONS - FUND 256		18,000.00	18,000.00
BEGINNING FUND BALANCE		135,918.11	153,918.11
ENDING FUND BALANCE		153,918.11	171,918.11
Fund: 260 MI INDIGENT DEFENSE FUND			
ESTIMATED REVENUES			
Dept 000			
260-000-571.000	INDIGENT DEFENSE GRANT	580,000.00	
260-000-677.005	COUNTY INDIGENT DEFENSE REIMBURSE	39,000.00	
260-000-699.000	OPERATING TRANSFERS IN	120,238.00	120,238.00
Totals for dept 000 -		739,238.00	120,238.00
TOTAL ESTIMATED REVENUES		739,238.00	120,238.00
APPROPRIATIONS			
Dept 000			
260-000-801.000	PROFESSIONAL AND CONTRACTUAL	616,421.00	
Totals for dept 000 -		616,421.00	
TOTAL APPROPRIATIONS		616,421.00	
NET OF REVENUES/APPROPRIATIONS - FUND 260		122,817.00	120,238.00
BEGINNING FUND BALANCE		32,424.94	155,241.94
ENDING FUND BALANCE		155,241.94	275,479.94
Fund: 263 CONCEALED PISTOL LICENSING			
ESTIMATED REVENUES			
Dept 000			
263-000-400.000	CONCEALED PISTOL REVENUE	18,000.00	18,000.00
Totals for dept 000 -		18,000.00	18,000.00
TOTAL ESTIMATED REVENUES		18,000.00	18,000.00
APPROPRIATIONS			
Dept 000			
263-000-701.000	SALARIES AND WAGES		12,000.00
263-000-727.001	POSTAGE	2,000.00	2,000.00

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GL NUMBER	DESCRIPTION	2024-25 APPROVED BUDGET	2025-26 REQUESTED BUDGET
Fund: 263 CONCEALED PISTOL LICENSING			
APPROPRIATIONS			
Dept 000			
263-000-730.000	OPERATING SUPPLIES	2,000.00	2,000.00
263-000-801.000	PROF'L AND CONTRACTUAL	1,000.00	1,000.00
263-000-808.000	TRAVEL	750.00	750.00
Totals for dept 000 -		5,750.00	17,750.00
TOTAL APPROPRIATIONS		5,750.00	17,750.00
NET OF REVENUES/APPROPRIATIONS - FUND 263		12,250.00	250.00
BEGINNING FUND BALANCE		12,438.96	24,688.96
ENDING FUND BALANCE		24,688.96	24,938.96
Fund: 266 BROWNFIELD FUND			
ESTIMATED REVENUES			
Dept 000			
266-000-403.000	CURRENT LEVY	52,000.00	52,000.00
Totals for dept 000 -		52,000.00	52,000.00
TOTAL ESTIMATED REVENUES		52,000.00	52,000.00
APPROPRIATIONS			
Dept 000			
266-000-700.000	CAPITAL EXPENDITURES	39,121.00	39,121.00
Totals for dept 000 -		39,121.00	39,121.00
TOTAL APPROPRIATIONS		39,121.00	39,121.00
NET OF REVENUES/APPROPRIATIONS - FUND 266		12,879.00	12,879.00
BEGINNING FUND BALANCE		202,965.18	215,844.18
ENDING FUND BALANCE		215,844.18	228,723.18
Fund: 269 LAW LIBRARY			
ESTIMATED REVENUES			
Dept 000			
269-000-656.000	PENAL FINES	4,500.00	4,500.00
269-000-699.000	OPERATING TRANSFERS IN	17,000.00	17,000.00
Totals for dept 000 -		21,500.00	21,500.00
TOTAL ESTIMATED REVENUES		21,500.00	21,500.00
APPROPRIATIONS			
Dept 136 - DISTRICT COURT			
269-136-727.000	OFFICE SUPPLIES	1,000.00	1,000.00
Totals for dept 136 - DISTRICT COURT		1,000.00	1,000.00
Dept 145			
269-145-727.000	OFFICE SUPPLIES-BOOKS	20,000.00	30,000.00
Totals for dept 145 -		20,000.00	30,000.00
Dept 148 - PROBATE COURT			
269-148-727.000	OFFICE SUPPLIES	500.00	500.00
Totals for dept 148 - PROBATE COURT		500.00	500.00
Dept 229 - PROSECUTING ATTORNEY			
269-229-727.000	OFFICE SUPPLIES	1,000.00	1,000.00
Totals for dept 229 - PROSECUTING ATTORNEY		1,000.00	1,000.00
TOTAL APPROPRIATIONS		22,500.00	32,500.00
NET OF REVENUES/APPROPRIATIONS - FUND 269		(1,000.00)	(11,000.00)
BEGINNING FUND BALANCE		(1,193.32)	(2,193.32)
ENDING FUND BALANCE		(2,193.32)	(13,193.32)
Fund: 281 USDA RURAL GRANT FUND			
ESTIMATED REVENUES			
Dept 000			
281-000-501.000	FEDERAL SOURCES	58,000.00	
281-000-699.000	OPERATING TRANSFERS IN	40,500.00	
Totals for dept 000 -		98,500.00	
TOTAL ESTIMATED REVENUES		98,500.00	
NET OF REVENUES/APPROPRIATIONS - FUND 281		98,500.00	
BEGINNING FUND BALANCE		154,574.38	253,074.38

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GL NUMBER	DESCRIPTION	2024-25 APPROVED BUDGET	2025-26 REQUESTED BUDGET
Fund: 281 USDA RURAL GRANT FUND			
	ENDING FUND BALANCE	253,074.38	253,074.38
Fund: 282 CORRECTIONS OFFICERS TRAINING			
ESTIMATED REVENUES			
Dept 000			
282-000-555.000	BOOKING FEE REVENUES	6,000.00	6,000.00
	Totals for dept 000 -	6,000.00	6,000.00
	TOTAL ESTIMATED REVENUES	6,000.00	6,000.00
APPROPRIATIONS			
Dept 000			
282-000-813.000	EMPLOYEE TRAINING/CONVENTION	6,000.00	6,000.00
	Totals for dept 000 -	6,000.00	6,000.00
	TOTAL APPROPRIATIONS	6,000.00	6,000.00
NET OF REVENUES/APPROPRIATIONS - FUND 282			
	BEGINNING FUND BALANCE	7,744.47	7,744.47
	ENDING FUND BALANCE	7,744.47	7,744.47
Fund: 285 JUSTICE TRAINING FUND			
ESTIMATED REVENUES			
Dept 000			
285-000-539.000	STATE SOURCES	4,000.00	4,000.00
	Totals for dept 000 -	4,000.00	4,000.00
	TOTAL ESTIMATED REVENUES	4,000.00	4,000.00
APPROPRIATIONS			
Dept 320 - EMPLOYEE TRAINING			
285-320-813.000	EMPLOYEE TRAINING	4,000.00	4,000.00
	Totals for dept 320 - EMPLOYEE TRAINING	4,000.00	4,000.00
	TOTAL APPROPRIATIONS	4,000.00	4,000.00
NET OF REVENUES/APPROPRIATIONS - FUND 285			
	BEGINNING FUND BALANCE	15,066.29	15,066.29
	ENDING FUND BALANCE	15,066.29	15,066.29
Fund: 290 SOCIAL WELFARE			
ESTIMATED REVENUES			
Dept 000			
290-000-699.000	OPERATING TRANSFERS IN	5,000.00	5,000.00
	Totals for dept 000 -	5,000.00	5,000.00
	TOTAL ESTIMATED REVENUES	5,000.00	5,000.00
APPROPRIATIONS			
Dept 670			
290-670-710.000	PER DIEMS	3,500.00	3,500.00
290-670-802.000	DUES & FEES	1,500.00	1,500.00
	Totals for dept 670 -	5,000.00	5,000.00
	TOTAL APPROPRIATIONS	5,000.00	5,000.00
NET OF REVENUES/APPROPRIATIONS - FUND 290			
	BEGINNING FUND BALANCE	3,540.87	3,540.87
	ENDING FUND BALANCE	3,540.87	3,540.87
Fund: 291 DEPT. OF VETERAN'S AFFAIRS			
ESTIMATED REVENUES			
Dept 000			
291-000-403.000	CURRENT LEVY	168,000.00	170,000.00
291-000-539.000	STATE SOURCES	70,239.00	64,440.00
291-000-675.000	CONTRIBUTIONS-VAN	355.00	
291-000-676.000	CONTRIBUTIONS-OTHER	10,000.00	16,000.00
291-000-677.291	VETERAN'S BANNERS	8,000.00	8,000.00
	Totals for dept 000 -	256,594.00	258,440.00
	TOTAL ESTIMATED REVENUES	256,594.00	258,440.00
APPROPRIATIONS			
Dept 000			
291-000-701.000	SALARIES AND WAGES	160,165.00	165,000.00
291-000-727.000	OFFICE SUPPLIES	4,000.00	4,000.00
291-000-801.000	PROFESSIONAL AND CONTRACTUAL	2,000.00	2,000.00

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GL NUMBER	DESCRIPTION	2024-25 APPROVED BUDGET	2025-26 REQUESTED BUDGET
Fund: 291 DEPT. OF VETERAN'S AFFAIRS			
APPROPRIATIONS			
Dept 000			
291-000-807.000	TELEPHONE	100.00	250.00
291-000-808.000	TRAVEL	7,500.00	8,000.00
291-000-810.000	PRINTING & PUBLISHING	12,200.00	14,000.00
291-000-811.000	REPAIRS AND MAINTENANCE	500.00	250.00
291-000-812.000	UTILITIES	2,000.00	2,800.00
291-000-814.000	RENT	6,300.00	6,300.00
291-000-815.002	VETERAN'S ASSISTANCE	4,000.00	4,000.00
291-000-815.003	FLAGS AND MARKERS	6,500.00	3,000.00
291-000-815.004	MEMORIALS AND HONOR ROLLS	3,000.00	3,000.00
291-000-815.006	VETERAN'S BANNERS	8,000.00	8,000.00
291-000-815.011	VETERANS TRANSPORTATION	12,000.00	10,000.00
291-000-815.012	SPECIAL EVENTS	5,000.00	6,960.00
291-000-970.000	CAPITAL OUTLAY-VAN REPLACEMENT	5,000.00	2,000.00
Totals for dept 000 -		238,265.00	239,560.00
Dept 851 - FRINGE BENEFITS			
291-851-715.000	SOCIAL SECURITY MEDICARE	12,360.00	13,000.00
291-851-717.000	LIFE INSURANCE	215.00	215.00
291-851-718.000	RETIREMENT	5,665.00	5,665.00
Totals for dept 851 - FRINGE BENEFITS		18,240.00	18,880.00
TOTAL APPROPRIATIONS		256,505.00	258,440.00
NET OF REVENUES/APPROPRIATIONS - FUND 291		89.00	
BEGINNING FUND BALANCE		132,322.50	132,411.50
ENDING FUND BALANCE		132,411.50	132,411.50
Fund: 292 CHILD CARE			
ESTIMATED REVENUES			
Dept 000			
292-000-563.000	STATE BASIC GRANT	56,520.00	56,520.00
292-000-564.000	CJO STATE GRANT	27,317.00	27,317.00
292-000-601.000	FOSTER CARE REIMB.	1,000.00	1,000.00
292-000-677.000	REIMBURSEMENTS	200,000.00	200,000.00
292-000-694.000	10% REIMBURSEMENTS	10,000.00	10,000.00
292-000-699.000	OPERATING TRANSFERS IN	310,000.00	310,000.00
Totals for dept 000 -		604,837.00	604,837.00
TOTAL ESTIMATED REVENUES		604,837.00	604,837.00
APPROPRIATIONS			
Dept 662			
292-662-701.000	SALARIES AND WAGES	32,000.00	32,000.00
292-662-701.001	BASIC GRANT WAGES		56,520.00
292-662-808.000	TRAVEL	10,000.00	10,000.00
292-662-843.000	IN HOME CARE	300,350.00	315,000.00
292-662-844.000	FAMILY FOSTER CARE	180,000.00	255,000.00
292-662-845.000	FAMILY FOSTER CARE-OTHER	5,000.00	
292-662-850.000	BASIC GRANT REIMBURSEMENT	56,520.00	
Totals for dept 662 -		583,870.00	668,520.00
Dept 851 - FRINGE BENEFITS			
292-851-715.000	SOCIAL SECURITY MEDICARE	15,000.00	15,000.00
292-851-716.000	HOSPITALIZATION	3,000.00	3,000.00
292-851-717.000	LIFE INSURANCE	250.00	250.00
292-851-718.000	RETIREMENT	2,500.00	
Totals for dept 851 - FRINGE BENEFITS		20,750.00	18,250.00
TOTAL APPROPRIATIONS		604,620.00	686,770.00
NET OF REVENUES/APPROPRIATIONS - FUND 292		217.00	(81,933.00)
BEGINNING FUND BALANCE		1,004,089.10	1,004,306.10
ENDING FUND BALANCE		1,004,306.10	922,373.10
Fund: 298 FAMILY COUNSELING			
ESTIMATED REVENUES			
Dept 000			
298-000-400.000	FAMILY-MARRIAGE COUNSELING REVENUE	2,500.00	2,500.00
Totals for dept 000 -		2,500.00	2,500.00
TOTAL ESTIMATED REVENUES		2,500.00	2,500.00
APPROPRIATIONS			
Dept 000			

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GL NUMBER	DESCRIPTION	2024-25 APPROVED BUDGET	2025-26 REQUESTED BUDGET
Fund: 298 FAMILY COUNSELING			
APPROPRIATIONS			
Dept 000			
298-000-700.000	EXPENDITURES	500.00	
Totals for dept 000 -		500.00	
Dept 965			
298-965-999.300	OPERATING TRANSFERS OUT-GEN'L	2,000.00	2,000.00
Totals for dept 965 -		2,000.00	2,000.00
TOTAL APPROPRIATIONS		2,500.00	2,000.00
NET OF REVENUES/APPROPRIATIONS - FUND 298			500.00
BEGINNING FUND BALANCE		2,984.79	2,984.79
ENDING FUND BALANCE		2,984.79	3,484.79
Fund: 299 HO. CO. ECONOMIC DEVELOP. REVO			
ESTIMATED REVENUES			
Dept 000			
299-000-664.000	INTEREST EARNED	200.00	
299-000-665.000	INTEREST ON LOAN	10,000.00	
299-000-674.000	REPAYMENT OF EDR LOAN	3,002.00	
Totals for dept 000 -		13,202.00	
TOTAL ESTIMATED REVENUES		13,202.00	
NET OF REVENUES/APPROPRIATIONS - FUND 299		13,202.00	
BEGINNING FUND BALANCE		212,576.34	225,778.34
ENDING FUND BALANCE		225,778.34	225,778.34
Fund: 511 9-1-1 FUND			
ESTIMATED REVENUES			
Dept 000			
511-000-600.000	PHONE REVENUE	300,000.00	300,000.00
511-000-601.000	WIRELESS E911 SERVICE CHARGE	194,000.00	194,000.00
511-000-664.000	INTEREST EARNED	2,500.00	2,500.00
Totals for dept 000 -		496,500.00	496,500.00
TOTAL ESTIMATED REVENUES		496,500.00	496,500.00
APPROPRIATIONS			
Dept 000			
511-000-701.000	SALARIES AND WAGES	60,000.00	60,000.00
511-000-724.000	DEPRECIATION EXPENSE	100,000.00	
511-000-728.000	GAS & OIL	500.00	500.00
511-000-801.001	NEGAUNEE 9-1-1 CONTRACT	180,000.00	185,000.00
511-000-802.000	DUES & FEES	70,000.00	70,000.00
511-000-807.000	PHONE & DATA SERVICE	20,000.00	20,000.00
511-000-808.000	TRAVEL	500.00	
511-000-810.000	PRINTING/PUBLISHING	1,500.00	1,500.00
511-000-811.000	REPAIRS AND MAINTENANCE	10,000.00	10,000.00
511-000-813.000	EMPLOYEE TRAINING/CONVENTION	1,000.00	
511-000-910.000	INSURANCE	1,400.00	
511-000-944.000	EQUIPMENT	100,000.00	100,000.00
Totals for dept 000 -		544,900.00	447,000.00
Dept 851 - FRINGE BENEFITS			
511-851-715.000	SOCIAL SECURITY MEDICARE	3,097.04	3,097.04
511-851-716.000	HOSPITALIZATION	7,367.44	7,367.44
Totals for dept 851 - FRINGE BENEFITS		10,464.48	10,464.48
TOTAL APPROPRIATIONS		555,364.48	457,464.48
NET OF REVENUES/APPROPRIATIONS - FUND 511		(58,864.48)	39,035.52
BEGINNING FUND BALANCE		513,129.45	454,264.97
ENDING FUND BALANCE		454,264.97	493,300.49
Fund: 517 MATERIALS MANAGEMENT FUND			
ESTIMATED REVENUES			
Dept 000			
517-000-600.000	CHARGES FOR SERVICES	1,525,000.00	1,700,000.00
517-000-602.000	SCRAP METAL REVENUE	10,000.00	10,000.00
517-000-603.000	OIL REVENUE	500.00	750.00
517-000-673.000	GAIN/LOSS ASSET	7,500.00	7,500.00
517-000-699.000	OPERATING TRANSFERS IN		127,250.00
Totals for dept 000 -		1,543,000.00	1,845,500.00

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GL NUMBER	DESCRIPTION	2024-25 APPROVED BUDGET	2025-26 REQUESTED BUDGET
Fund: 517 MATERIALS MANAGEMENT FUND			
ESTIMATED REVENUES			
Dept 549			
517-549-400.000	RECYCLING REVENUE	5,000.00	7,500.00
Totals for dept 549 -		5,000.00	7,500.00
TOTAL ESTIMATED REVENUES		1,548,000.00	1,853,000.00
APPROPRIATIONS			
Dept 000			
517-000-701.000	SALARIES AND WAGES	390,000.00	390,000.00
517-000-727.000	OFFICE SUPPLIES	3,500.00	4,000.00
517-000-728.000	GAS & OIL	75,000.00	75,000.00
517-000-801.000	PROFESSIONAL AND CONTRACTUAL	13,500.00	15,000.00
517-000-807.000	TELEPHONE	1,200.00	1,200.00
517-000-812.000	UTILITIES	27,000.00	27,000.00
517-000-820.000	DISPOSAL FEES	800,000.00	830,000.00
517-000-820.001	RECYCLING DISPOSAL FEES	22,000.00	35,000.00
517-000-910.000	INSURANCE	8,000.00	8,500.00
517-000-932.000	BUILDING R & M	12,000.00	20,000.00
517-000-934.000	R & M EQUIPMENT	40,000.00	40,000.00
517-000-934.100	GENERAL - SHOP TOOLS	5,000.00	5,000.00
517-000-934.101	FREIGHT LINER	8,000.00	8,000.00
517-000-934.102	TRAILER #1	5,000.00	5,000.00
517-000-934.105	CONTAINERS	25,000.00	50,000.00
517-000-934.106	CASE LOADER	9,000.00	5,000.00
517-000-934.107	JOHN DEERE MINI EXCAVATOR	10,000.00	15,000.00
517-000-934.108	PICK UP	1,500.00	1,500.00
517-000-934.109	TIRES	8,800.00	9,000.00
517-000-934.111	2018 WESTERN STAR	12,000.00	12,000.00
517-000-934.112	TRAILER #3	5,000.00	5,000.00
517-000-934.114	2023 TRAILER	5,000.00	5,000.00
517-000-934.115	2024 NEWSTAR	7,500.00	10,000.00
517-000-934.116	EQUIPMENT UPGRADES	116,000.00	116,000.00
517-000-936.000	GROUPS MAINTENANCE	1,000.00	1,000.00
517-000-995.000	INTEREST EXPENSE	49,320.00	49,320.00
Totals for dept 000 -		1,660,320.00	1,742,520.00
Dept 851 - FRINGE BENEFITS			
517-851-715.000	SOCIAL SECURITY MEDICARE	28,611.00	26,000.00
517-851-716.000	HOSPITALIZATION	45,780.00	45,780.00
517-851-717.000	LIFE INSURANCE	752.00	700.00
517-851-718.000	RETIREMENT	18,500.00	28,000.00
517-851-719.000	WORKERS' COMPENSATION	10,000.00	10,000.00
Totals for dept 851 - FRINGE BENEFITS		103,643.00	110,480.00
TOTAL APPROPRIATIONS		1,763,963.00	1,853,000.00
NET OF REVENUES/APPROPRIATIONS - FUND 517		(215,963.00)	
BEGINNING FUND BALANCE		143,890.70	(72,072.30)
ENDING FUND BALANCE		(72,072.30)	(72,072.30)
Fund: 549 BUILDING DEPARTMENT FUND			
ESTIMATED REVENUES			
Dept 000			
549-000-480.000	BUILDING PERMITS	450,000.00	450,000.00
Totals for dept 000 -		450,000.00	450,000.00
TOTAL ESTIMATED REVENUES		450,000.00	450,000.00
APPROPRIATIONS			
Dept 000			
549-000-701.000	SALARIES AND WAGES	300,000.00	380,000.00
549-000-727.000	OFFICE SUPPLIES	8,000.00	8,000.00
549-000-727.002	COMPUTER SUPPLIES	6,000.00	6,000.00
549-000-728.000	GAS & OIL	4,000.00	4,000.00
549-000-730.000	BOOKS	3,800.00	3,800.00
549-000-801.000	PROFESSIONAL AND CONTRACTUAL	10,000.00	10,000.00
549-000-807.000	TELEPHONE	3,000.00	3,000.00
549-000-808.000	TRAVEL	17,000.00	18,000.00
549-000-811.000	REPAIRS AND MAINTENANCE	1,500.00	3,000.00
549-000-813.000	EMPLOYEE TRAINING/CONVENTION	6,000.00	6,000.00
549-000-971.000	CAPITAL OUTLAY-VEHICLES	50,000.00	50,000.00
549-000-976.000	CAP.OUTLAY-BUILDING IMPROV.		5,000.00
549-000-978.000	COMPUTER SOFTWARE	7,000.00	7,000.00
Totals for dept 000 -		416,300.00	503,800.00

User: CHELSEA

DB: Houghton County

GL NUMBER	DESCRIPTION	2024-25 APPROVED BUDGET	2025-26 REQUESTED BUDGET
Fund: 549 BUILDING DEPARTMENT FUND			
APPROPRIATIONS			
Dept 851 - FRINGE BENEFITS			
549-851-715.000	SOCIAL SECURITY MEDICARE	23,000.00	25,000.00
549-851-716.000	HOSPITALIZATION	19,620.00	30,000.00
549-851-717.000	LIFE INSURANCE	300.00	300.00
549-851-718.000	RETIREMENT	5,000.00	5,000.00
549-851-719.000	WORKERS' COMPENSATION	2,350.00	2,350.00
Totals for dept 851 - FRINGE BENEFITS		50,270.00	62,650.00
TOTAL APPROPRIATIONS		466,570.00	566,450.00
NET OF REVENUES/APPROPRIATIONS - FUND 549		(16,570.00)	(116,450.00)
BEGINNING FUND BALANCE		292,523.67	1,188,314.67
FUND BALANCE ADJUSTMENTS		912,361.00	
ENDING FUND BALANCE		1,188,314.67	1,071,864.67
Fund: 581 AIRPORT FUND			
ESTIMATED REVENUES			
Dept 000			
581-000-501.014	ARPA-ARGP	560,000.00	
581-000-502.000	AIRPORT IMPROVEMENT PROGRAM GRANT	219,603.00	2,158,400.00
581-000-539.000	STATE SOURCES	5,490.00	1,113,600.00
581-000-539.009	STATE AIR SERVICE GRANT	250,000.00	
581-000-554.000	FAA T HANGAR STORAGE		1,784.00
581-000-582.000	LOCAL CAPITAL CONTRIBUTIONS	108,000.00	108,000.00
581-000-600.000	CHARGES FOR SERVICES	454,060.00	478,750.00
581-000-642.001	JET A FUEL-SALES	500,000.00	520,000.00
581-000-642.002	100LL FUEL-SALES	360,000.00	350,000.00
581-000-642.004	AVIATION OIL-SALES	300.00	350.00
581-000-642.005	DIESEL FUEL-SALES	70,000.00	65,000.00
581-000-642.006	UNLEADED FUEL-SALES	60,000.00	62,000.00
581-000-668.000	RENTALS	638,768.37	673,221.54
581-000-677.000	REIMBURSEMENTS	69,082.37	69,082.37
581-000-694.000	OTHER REIMBURSEMENTS	8,000.00	8,000.00
Totals for dept 000 -		3,303,303.74	5,608,187.91
TOTAL ESTIMATED REVENUES		3,303,303.74	5,608,187.91
APPROPRIATIONS			
Dept 541			
581-541-701.000	SALARIES AND WAGES	554,308.84	595,000.00
581-541-707.000	OVERTIME	15,000.00	15,000.00
581-541-724.000	DEPRECIATION	1,000,000.00	1,000,000.00
581-541-727.000	OFFICE SUPPLIES	4,600.00	5,000.00
581-541-727.001	POSTAGE	1,000.00	2,500.00
581-541-727.002	COMPUTER SUPPLIES	4,000.00	1,000.00
581-541-728.001	DIESEL USE	35,000.00	30,000.00
581-541-728.002	LEAD FREE USE	4,000.00	3,000.00
581-541-730.000	WILDLIFE MANAGEMENT	1,000.00	800.00
581-541-754.001	COST OF SALES-JET A	300,000.00	312,000.00
581-541-754.002	COST OF SALES-100LL	295,000.00	284,000.00
581-541-754.004	OIL	500.00	500.00
581-541-754.005	COST OF SALES-DIESEL	50,400.00	52,000.00
581-541-754.006	COST OF SALES-UNLEADED	56,000.00	50,000.00
581-541-755.001	PARKING LOT CONCESSION		8,000.00
581-541-801.000	PROFESSIONAL AND CONTRACTUAL	25,000.00	25,000.00
581-541-802.000	DUES & FEES	2,000.00	1,000.00
581-541-802.001	PERMITS/LICENSE FEES	1,500.00	1,500.00
581-541-807.000	TELEPHONE	3,300.00	3,500.00
581-541-808.000	TRAVEL		1,000.00
581-541-810.000	PRINTING AND PUBLISHING	1,000.00	1,000.00
581-541-812.001	ELECTRICITY	60,000.00	60,000.00
581-541-812.002	NATURAL GAS	50,000.00	50,000.00
581-541-812.003	WATER	7,000.00	6,000.00
581-541-812.004	SEWER	7,000.00	7,000.00
581-541-813.000	EMPLOYEE TRAINING/CONVENTION	11,850.00	13,350.00
581-541-816.001	JANITORIAL SUPPLIES	6,500.00	10,000.00
581-541-910.000	INSURANCE	50,000.00	50,000.00
581-541-932.000	BUILDING R & M	30,000.00	30,000.00
581-541-932.013	T HANGAR LOAN PAYMENT	40,112.52	40,112.52
581-541-934.000	R & M EQUIPMENT	25,000.00	30,000.00
581-541-936.000	GROUNDS MAINTENANCE	20,000.00	15,000.00
581-541-937.000	RUNWAY MAINTENANCE	20,000.00	20,000.00
581-541-937.001	RUNWAY DEICER - POTASSIUM ACETAT	25,000.00	25,000.00
581-541-938.000	BENCH STOCK	7,000.00	8,000.00
581-541-939.000	AIRCRAFT GROUND HANDLING	5,000.00	6,000.00
581-541-941.000	NF-OBSERVATIONS	1,000.00	1,000.00

User: CHELSEA

DB: Houghton County

GL NUMBER	DESCRIPTION	2024-25 APPROVED BUDGET	2025-26 REQUESTED BUDGET
Fund: 581 AIRPORT FUND			
APPROPRIATIONS			
Dept 541			
581-541-942.000	CFC EXPENSE	1,000.00	
581-541-945.000	CREDIT CARD CHARGES	10,000.00	13,000.00
581-541-962.000	SALES AND EXCISE TAX	30,000.00	40,000.00
581-541-970.000	CAPITAL OUTLAY	583,093.00	
Totals for dept 541 -		3,343,164.36	2,816,262.52
Dept 851 - FRINGE BENEFITS			
581-851-715.000	SOCIAL SECURITY MEDICARE	57,404.62	60,000.00
581-851-716.000	HOSPITALIZATION	92,650.00	90,000.00
581-851-717.000	LIFE INSURANCE	860.00	860.00
581-851-718.000	RETIREMENT	98,146.32	105,000.00
581-851-719.000	WORKERS' COMPENSATION	4,000.00	42,000.00
Totals for dept 851 - FRINGE BENEFITS		253,060.94	297,860.00
TOTAL APPROPRIATIONS		3,596,225.30	3,114,122.52
NET OF REVENUES/APPROPRIATIONS - FUND 581		(292,921.56)	2,494,065.39
BEGINNING FUND BALANCE		26,637,862.01	26,344,940.45
ENDING FUND BALANCE		26,344,940.45	28,839,005.84
Fund: 594 MARINA FUND			
ESTIMATED REVENUES			
Dept 000			
594-000-642.005	DIESEL FUEL-SALES	55,000.00	55,000.00
594-000-642.006	UNLEADED FUEL-SALES	165,000.00	165,000.00
594-000-643.000	MOORAGE	68,000.00	68,000.00
594-000-643.001	MOORAGE TRANSIENTS	6,000.00	6,000.00
594-000-644.000	CONCESSIONS	1,000.00	1,000.00
594-000-645.000	WASHER/DRYER SALES		500.00
594-000-646.000	ELECTRICAL BILLS	8,000.00	8,000.00
594-000-694.000	RAMP	1,500.00	1,500.00
594-000-694.002	PUMPOUT	600.00	600.00
594-000-699.000	OPERATING TRANSFERS IN		40,190.00
Totals for dept 000 -		305,100.00	345,790.00
TOTAL ESTIMATED REVENUES		305,100.00	345,790.00
APPROPRIATIONS			
Dept 566			
594-566-701.000	SALARIES AND WAGES	70,000.00	75,000.00
594-566-701.006	VOLUNTARY CONTRIBUTIONS	4,500.00	4,500.00
594-566-720.000	UNEMPLOYMENT	4,500.00	4,500.00
594-566-728.000	GAS & OIL USE	500.00	500.00
594-566-730.000	OTHER OPERATING SUPPLIES		10,000.00
594-566-754.000	GAS & OIL RESALE	181,650.00	181,650.00
594-566-801.000	PROFESSIONAL AND CONTRACTUAL	52,500.00	
594-566-807.000	TELEPHONE	2,100.00	4,000.00
594-566-812.000	UTILITIES	5,500.00	15,000.00
594-566-910.000	INSURANCE	4,500.00	6,000.00
594-566-931.000	REPAIRS AND MAINTENANCE	22,000.00	22,000.00
594-566-945.000	CREDIT CARD CHARGES	2,400.00	2,400.00
594-566-962.000	SALES AND EXCISE TAX	10,000.00	10,000.00
Totals for dept 566 -		360,150.00	335,550.00
Dept 851 - FRINGE BENEFITS			
594-851-715.000	SOCIAL SECURITY MEDICARE	4,285.00	5,740.00
594-851-719.000	WORKERS' COMPENSATION	4,500.00	4,500.00
Totals for dept 851 - FRINGE BENEFITS		8,785.00	10,240.00
TOTAL APPROPRIATIONS		368,935.00	345,790.00
NET OF REVENUES/APPROPRIATIONS - FUND 594		(63,835.00)	
BEGINNING FUND BALANCE		739,666.19	675,831.19
ENDING FUND BALANCE		675,831.19	675,831.19
ESTIMATED REVENUES - ALL FUNDS		20,707,805.99	23,387,661.26
APPROPRIATIONS - ALL FUNDS		20,628,326.43	23,318,902.03
NET OF REVENUES/APPROPRIATIONS - ALL FUNDS		79,479.56	68,759.23
BEGINNING FUND BALANCE - ALL FUNDS		39,534,700.79	39,614,180.35
ENDING FUND BALANCE - ALL FUNDS		39,614,180.35	39,682,939.58

CORRESPONDENCE

FROM THE DESK OF

BRIAN IRIZARRY

August 18, 2025

Houghton County Board of Commissioners
401 East Houghton Ave
Houghton, MI 49931

Dear Houghton County Board of Commissioners,

Regarding the changing of the meeting time of the regular board meetings:

I wish I could be present to make a public comment in person, but the regular meeting start time that was motioned by Commissioner Britz and seconded by Commissioner Keranen at the February 11, 2025 regular meeting prevents all teachers like myself from attending in person. So I am forced to submit my comment by letter.

It is not a best practice to use section G. Approval of Agenda/Additions to add something as impactful to the public as changing the meeting time of the regular board meetings. In the future, I would hope that this item would be presented on the prepared agenda so as to provide greater transparency to the public and allow the public an opportunity to provide feedback to their elected commissioners. Moving the meeting start time to 3 o'clock will negatively affect public participation. My compliments to Commissioner Janssen for raising the issue of start time affecting public attendance during the discussion of this motion.

Sincerely yours,

Brian Irizarry



**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: Ruth Gill
- Department/Organization (if applicable): _____
- Phone Number: (906) 370-7280
- Email Address: ruthphilippagill@hotmail.com

Agenda Item Details:

- Title of Agenda Item: Hold jail committee meetings outside regular working hours
- Requested Meeting Date: Sept 9, 2025
- Brief Description of the Item (include any decisions needed): _____

Please consider holding the jail committee meetings before 9:00 am or after 5:00 pm so that people who work between those hours can attend.

- Are you requesting time to speak at the meeting?

☐ Yes
☒ No

- Supporting Documents Attached?

☐ Yes
☒ No

(If yes, please list): _____

Signature: Ruth Gill

Date: 8/25/2025



**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: Ruth Gill
- Department/Organization (if applicable): _____
- Phone Number: (906) 370-7280
- Email Address: ruthphilippagill@hotmail.com

Agenda Item Details:

- Title of Agenda Item: Change of Board of Commissioners meeting time
- Requested Meeting Date: Sept 9, 2025
- Brief Description of the Item (include any decisions needed): _____

Please consider holding the Board of Commissioners meetings after 5:00 pm so that people who work until 5:00 pm can attend.

- Are you requesting time to speak at the meeting?

☐ Yes
☒ No

- Supporting Documents Attached?

☐ Yes
☒ No

(If yes, please list): _____

Signature: Ruth Gill

Date: 8/25/2025

NEW BUSINESS

APPROVAL OF LAKESIDE TOWNHOUSES REDEVELOPMENT PROJECT
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 Lakeside Townhouses Redevelopment Project in the City of Hancock at their July 31, 2025 meeting and recommends approval by the Houghton County Board of Commissioners and concurrence by the Hancock City Council; and

WHEREAS, the Local Development Finance Authority of the Cities of Houghton and Hancock and Hancock Downtown Development Authority have approved resolutions foregoing capture of tax increment revenues on the subject property; and

WHEREAS, the Hancock City Council reviewed the Brownfield Plan at their August 20, 2025 meeting and 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, 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 September 9, 2025 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 Lakeside Townhouses Redevelopment Project.

Ayes: Commissioners
Nays: None
Absent: None

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 September 9, 2025 at the Houghton County Courthouse, 401 East Houghton Street, Houghton, Michigan.

Jennifer Kelly, County Clerk

APPROVAL OF GATEWAY PROJECT
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 Gateway Project Redevelopment in the City of Houghton at their July 31, 2025 meeting and recommended approval by the Houghton County Board of Commissioners and concurrence by the City of Houghton; and

WHEREAS, the Local Development Finance Authority of the Cities of Houghton and Hancock have approved resolutions foregoing capture of tax increment revenues on the subject property; and

WHEREAS, the Houghton City Council reviewed the Brownfield Plan at their August 13, 2025 meeting and 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, 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 September 9, 2025 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 Gateway Project Redevelopment.

Ayes: Commissioners

Nays: None

Absent: None

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 September 9, 2025 at the Houghton County Courthouse, 401 East Houghton Street, Houghton, Michigan.

Jennifer Kelly, County Clerk



COUNTY OF HOUGHTON

GENERAL APPROPRIATIONS ACT

OCTOBER 1, 2025, THROUGH SEPTEMBER 30, 2026

RESOLUTION #2025-026

A Resolution appropriating monies and adopting the 2025-2026 Houghton County Budget including: the General Fund Operating Budget, Special Revenue Fund Budgets and other Proprietary Fund Budgets.

It being the findings and opinion of Houghton County Board of Commissioners:

The Committee of the Whole has had under consideration the taxes for the local units of government and the needs of various County departments/budgetary units.

The Committee of the Whole after considerable deliberations has recommended adoption of the budgets and reports attached and made a part of this Appropriations Act.

In recognition of the above-listed findings and opinion:

The Houghton County Board of Commissioners hereby resolves to adopt the attached 2025-2026 General Fund Operating Budget, Special Revenue Fund Budgets, and other Proprietary Fund Budgets, and appropriated monies from various County revenues and equity reserves to authorize expenditures in accordance with the Account Group Detail of the various funds.

The Board further resolves that appropriation is not a mandate to spend but shall limit the amount which may be spent for such purposes as are defined by the Board of Commissioners and which shall be limited to the fiscal year beginning October 1, 2025, and ending September 30, 2026. All Special Revenue fund balances at year end are to be considered the initial allotment under the Appropriations Act for the new fiscal year. If a budgetary unit contends that part of its year end fund balance is either obligated or otherwise restricted from being considered as an initial allotment of County monies under

the new fiscal year appropriations, it will be incumbent upon that unit to demonstrate the obligation or restriction to the satisfaction of the County Board of Commissioners.

In recognition of the need to consider appropriation of money from time to time to agencies or institutions outside of general operations, the Board of Commissioners further resolves to review requests from such agencies when and as funds are available for such purposes. Any County Department, Agency, Board, Commission or unit whatsoever and any organization, public or private, which accepts County appropriation shall do subject to an agreement which provides for inspection and/or audit by Houghton County Board or its designee. The Board, or its designee, shall have access for the purpose of audit and examination, to any and all books, documents, papers and records of the recipient organization.

The Board further resolves that the budget may be amended as conditions indicated provided the budget remains in a balanced state. It further authorizes the County Administrator to make certain budget transfers in accordance with the Board's Budget transfer policy for up to ten percent of departmental expenditures. In addition, the Board instructs the County Administrator to incorporate into the 2025-2026 departmental general fund budgets, wage and related fringe benefits for the county elected and appointed employees as authorized by the Board of Commissioners.

The Board further resolves that in administration of the adopted budgets, budgetary control shall reside at the most detailed level of the budget adopted by the Board, i.e., department, program or activity. Unlimited transfers among line items without prior approval within the Supplies and Other Services and Charges account groups may be made by the Administrator/Department.

Moved by Commissioner:

Supported by Commissioner:

Roll Call Vote:

Yes:

No:

Motion Carried.

Absent:

RESOLUTION DECLARED ADOPTED:

Thomas Tikkanen, Chairman

Date

Houghton County Board of Commissioners

I, Jennifer Kelly, County Clerk of Houghton County, do hereby certify and set my seal to the above Resolution as adopted September 9, 2025, at the Houghton County Courthouse, 401 East Houghton Avenue, Houghton, MI 49931

Jennifer Kelly, Houghton County Clerk

To: Upper Peninsula County Commissioners
From: Jonathan Mead, UPCAP Executive Director
Subject: UPACC Fall Conference – October 16th & 17th, 2025
Date: August 29, 2025

Preparations are being finalized for the Upper Peninsula Association of County Commissioners' (UPACC) Fall Conference to be located at Island Resort & Casino, Harris, MI beginning with registration at 12:15 on Thursday, October 16th and ending at approximately 11:00 a.m. on Friday, October 17th, 2025. ****Please note all times are Eastern Daylight Time.**

A group of rooms has been set aside for individuals who wish to have overnight accommodation at the Island Resort & Casino. You must call 1(800) 682-6040 ASAP to secure room reservations. To get the conference room rate, indicate that you are with UPCAP—Commissioners Block #8814. Check-in is 5:00 p.m., and check-out is 11:00 a.m.

A registration form has been sent to your clerk and/or administrator. The Conference (early bird) registration fee is \$125.00, which includes Thursday appetizers, hospitality hour, dinner, and breakfast on Friday morning. After October 3rd, the cost increases to \$150 per person.

Again, you are responsible for your hotel reservations.

JM:til
cc: County Clerks

UPACC Fall Conference Island Resort & Casino Harris, MI

Registration Form

October 16 & 17, 2025



U.P. Association of County Commissioners

Name _____ Name _____

Name _____ Name _____

Name _____ Name _____

RATES				
COUNTY	NUMBER ATTENDING	EARLY BIRD Registration Fee (ends 10/3/25)	Individual Registration Fee (after 10/3/25)	TOTAL DUE
_____	_____	\$125.00 each	\$150.00	\$ _____

MAKE CHECKS PAYABLE TO:

U.P. Association of County Commissioners

P.O. Box 606

Escanaba, MI 49829

**** Please note, there will be NO refunds
issued after October 3rd**

****Please include payment with registration.**

Western U.P. Planning & Development Region Commission (WUPPDR)

Please Join Us at Our
57th Annual Meeting

Tuesday, September 23, 2025

**Baraga Lakeside Inn
900 US-41, Baraga, MI**

Social Hour:	5:00 PM (<u>ET</u>)
Business Meeting (during social hour):	5:00 PM (<u>ET</u>)
Dinner & Program:	6:00 PM (<u>ET</u>)

Program

Welcome and Introductions
2025 Oreste Chiantello Award Presentation
WUPPDR Annual Report

Guest Speaker

Rob Stowe, CEO, Baraga County Memorial Hospital

----- Cost of attendance is \$30.00 per person -----

Mail with payment to: WUPPDR, 400 Quincy St., 8th Floor, Hancock, MI 49930

Please note who will be in attendance.

WUPPDR Commissioners & Legislative and Governor's Representatives receive a complimentary dinner.

Name _____

Name _____

Please RSVP by September 9, 2025

***"PROPOSED"* INDIGENT CRIMINAL DEFENSE CONTRACT
BETWEEN KEWEENAW, HOUGHTON AND BARAGA
COUNTIES
AND THE TRI-COUNTY PUBLIC DEFENDERS, A MICHIGAN NON-PROFIT
CORPORATION (2025/2026 Fiscal Year & 2026/2027 Fiscal Year)**

This contract is made between TRI-COUNTY PUBLIC DEFENDERS ("TCPD"); a Michigan non-profit corporation, and the Michigan Counties of Keweenaw, Houghton, and Baraga through their authorized representatives ("COUNTIES"):

1. Continuity with Prior Contracts

This contract is a continuation of the contracts of the same nature made between TCPD and COUNTIES executed between the fiscal years of 2018 to 2025. This contract supercedes prior contracts for years ranging from 2018 to 2025 between the parties.

2. Transfer of Fiduciary Responsibility

Houghton County shall continue to serve as the fiduciary to Baraga and Keweenaw Counties and to the indigent defense system in their management of the indigent defense fund for the 2025-2026 fiscal year and all successive fiscal years.

3. Attorney Services

References to TCPD in this contract include all attorneys hired or subcontracted by TCPD who perform all legal services contained within this contract.

4. Services Covered

TCPD will provide representation of indigent criminal defendants in the 97th District and 12th Circuit Courts, including the Baraga Maximum Correctional Facility, according to the scope of lawyers' responsibility outlined in MCR 6.005(H) and in conformance with the rules adopted by the Michigan Indigent Defense Commission (MIDC). Representation shall include all matters set forth in Paragraph 6 of this contract, below.

5. Services Excluded

The following services are excluded from this contract:

- a. Appeals filed in the Michigan Court of Appeals and Michigan Supreme Court, except for interlocutory appeals TCPD deems appropriate;
- b. Appeals to the United States Supreme Court;
- c. Habeas corpus proceedings in the United States District Courts and Court of Appeals.

6. Representation

TCPD will represent indigent criminal defendants at all stages of criminal proceedings starting at arraignment and continuing until completed. TCPD shall investigate each indigent criminal defendant's case and consult with each indigent criminal defendant throughout the indigent criminal defendant's case. TCPD shall also provide necessary representation of each indigent defendant, including attending line-ups and out-of-court identification procedures, seeking bond modifications, participating in extradition proceedings, negotiating plea bargains and other matters with prosecuting authorities, interviewing witnesses, preparing for trial, preparing, filing, and arguing motions, seeking counseling for the defendant when appropriate, seeking referrals to appropriate agencies, conducting trials, filing and arguing post-trial motions, defending alleged probation violations, briefing and arguing interlocutory matters in the Michigan Court of Appeals and Michigan Supreme Court and conducting any retrials ordered following an appeal. TCPD's responsibilities include preparation of all briefs, documents, letters, research and any and all things regarded as adequate representation of the indigent party.

7. Indigent Persons

Whether a defendant qualifies as indigent is defined by MCL 780.991 (3), MCR 6.005 (B), and any amendment to MCR 6.005(B) enacted during the contract, and all rules and regulations adapted by the MIDC. These rules, in their current iteration, place the power to determine indigence with the criminal courts.

8. Conflict of Interest

If at any time after a referral has been made, TCPD discovers a conflict of interest pursuant to the Michigan Rules of Professional Conduct, TCPD shall promptly notify the Conflict Attorney manager, Hannah Goodman, who will appoint an attorney from the conflict counsel roster when TCPD is unable to provide representation due to a conflict. Conflict counsel's bills shall be reviewed by the Conflict Attorney Manager, and if approved, shall be paid by the fiduciary of TCPD's plan (Houghton County), per the budget submitted by TCPD and approved by the MIDC. Conflict counsel's bills for experts and investigators shall be reviewed by the Conflict Attorney Manager, Hannah Goodman, and if approved, shall be paid by the fiduciary of TCPD's plan (Keweenaw County) per the budget submitted by TCPD and approved by the MIDC.

9. Independent Contractor

The relationship between TCPD and COUNTIES is that of independent contracting parties. Nothing contained in this Agreement or the course of conduct between TCPD and COUNTIES

will be considered to form a partnership or employment relationship. In the performance of the Services under this Agreement, TCPD is an independent contractor with authority to control and direct the manner in which indigent criminal defense representation to clients shall be performed, subject to all duties imposed by statute, the Michigan Court Rules, Michigan Code of Professional Conduct, grants award by the Michigan Indigent Defense Commission (MIDC), and other applicable rules, regulations or requirements.

10. Duration

The minimum duration of this contract shall be from October 1, 2025 through September 30, 2026. This Agreement shall not automatically expire on September 30, 2026. On or about October 1, 2026, this Agreement shall:

- a. Be renewed after evaluation and any modification by the parties; or,
- b. Be extended for an additional one-year period if no other action is taken or by the parties' agreement; or,
- c. Be terminated as later provided in this Agreement.

11. Payment for Services

COUNTIES shall pay Houghton County, acting as fiduciary for all three COUNTIES, their local share, as defined and calculated pursuant to MCL 780.983. The COUNTIES shall pay their shares by depositing the local shares into a 260 Account set up by the fiduciary, Houghton County. The remainder of TCPD's budget will be limited to grants by the State of Michigan, which will be deposited into the 260 Account overseen and managed by Houghton County as fiduciary of the local indigent defense system plan. Pursuant to MCL 780.993(8), the COUNTIES shall not be required to contribute County funds in excess of their respective local shares, plus any grants awarded by the State of Michigan. Payments of the COUNTIES' local shares are to be made through Houghton County, as fiduciary for all three COUNTIES, in the amounts of one-half of COUNTIES' local shares in October 2025, and one-half in April of 2026, and likewise in all subsequent fiscal years. TCPD shall submit monthly requests with supporting documentation to Houghton County, as fiduciary, for release of funds from the 260 account in amounts adequate to provide indigent defense services and operations under this contract. TCPD and Houghton County may confer and agree to adjust the timing and amount of fund disbursements to TCPD as needed in order to assist TCPD in continuing operations.

TCPD shall bill the local indigent defense fiduciary system, Houghton County, monthly for expenses incurred by TCPD. Houghton County shall pay TCPD's bill for monthly expenses within thirty (30) days of receipt of each properly itemized and supported monthly bill. TCPD shall not receive compensation in any form from or on behalf of persons represented for services rendered pursuant to this contract.

12. Costs and Expenses

TCPD shall pay for all costs, fees, and expenses incurred providing the contract services as well as all overhead costs such as general office, secretarial, staffing, phone, supplies, equipment, and subcontract fees paid to other attorneys, per the MIDC's approved budget for the years covered by this contract.

TCPD shall also be responsible for and pay the following expenses as provided in TCPD's

budget that was reviewed and approved by the MIDC:

:

- a. Defense witness fees and expenses, including statutory mileage fees for defense witnesses;
- b. investigative services for defendants and expert witness fees for defendants;
- c. Defense's share of the cost of transcripts of preliminary examinations and other transcripts;
- d. Service of process fees incurred by the defense;
- e. Costs of medical and psychiatric evaluations for the benefit of the defense; and
- f. Travel and lodging expenses incurred while investigating or trying cases or proceedings or training.

13. Quarterly and Year-end Financial Reporting

Within Fifteen (15) days after the end of every quarter of the fiscal year and for all successive fiscal years under this Agreement, TCPD is to deliver to Houghton County, acting as fiduciary for the indigent defense system, quarterly financial reports detailing expenses incurred and the current balance of TCPD's accounts. TCPD is to make these reports available to each of the COUNTIES. TCPD is required to submit timely quarterly reporting to the MIDC in Egrams by submitting an Attorney List and a Quarterly Program Report.

Every quarter of the fiscal year and for all successive fiscal years under this Agreement, Houghton County, acting as fiduciary for the indigent defense system, is required to submit quarterly reporting to the MIDC by timely submitting a Financial Status Report using Egrams. At year end, Houghton County, acting as fiduciary for the indigent defense system, is required to timely submit a Report of Unexpended Grant Funds to the MIDC using Egrams. Timely information from TCPD to Houghton County is essential for MIDC grant administration and compliance.

14. Request for Financial Documents

Upon request from any of the individual Counties or by Houghton County, acting as fiduciary of the COUNTIES, TCPD will promptly and in good faith make other financial documentation including but not limited to any and all documents referenced in Section 20 hereinafter, accessible to the requesting COUNTIES for review.

Upon request from TCPD, Houghton County, acting as fiduciary for the COUNTIES, will provide monthly financial documentation (ledger of 260 Account) regarding the balance in the 260 Account and all payments made from that account, to TCPD so that TCPD can monitor their annual budget.

15. Malpractice Insurance

The COUNTIES shall have no liability and shall be indemnified for malpractice claims which may be made by persons represented by TCPD pursuant to the contract. TCPD and all conflict attorneys shall carry malpractice insurance, in an amount approved by the COUNTIES and proof of such insurance shall be provided to the COUNTIES forthwith.

16. Indemnification

TCPD shall indemnify, defend, and hold the COUNTIES, their affiliates, and their elected and appointed officials, employees, agents, contractors, and other representatives harmless from and against all claims, losses, expenses, liabilities, demands, obligations, or damages of every kind and nature (including, without limitation, reasonable attorney fees and expenses) (Losses), arising out of or related to (i) any act or omission of TCPD or (ii) any breach of this Agreement by TCPD. TCPD shall acquire reasonable insurance to meet the requirements contained herein above.

17. Force Majeure

If TCPD or COUNTIES are prevented or delayed in the performance of any of their obligations under this Agreement due to Force Majeure (defined below), that party will provide written notice to TCPD and the (other) COUNTIES specifying the nature and expected duration of the Force Majeure. The performance of the party invoking Force Majeure with respect to any obligation will be excused and the time for performance extended, but only for the period of delay or inability to perform due to Force Majeure. If the total of any period of delay or inability to perform due to Force Majeure asserted any party during the Term equals or exceeds 30 consecutive days, the other parties will have the right, at its option, to either terminate this Agreement by written notice or to continue to excuse the first party's performance for the period of any delay or inability to perform due to Force Majeure. As used in this Agreement, "Force Majeure" shall mean any act of God, fire, casualty, flood, war, strike, lockout, labor trouble, or any other circumstances beyond the reasonable control of the party asserting it that prevents or delays the performance of any of its obligations under this Agreement, including but not limited to the lack of funding provided to Houghton County, acting as fiduciary of the local indigent defense system by the State of Michigan designated for the provision of representation described herein.

18. Assignment

The rights and obligations conferred under this Agreement may not be assigned by TCPD without the prior written consent of the COUNTIES. Any attempted assignment in violation of this section 18 is null and void.

19. Binding Agreement; Successors

This Agreement shall be binding on, inure to the benefit of, and be enforceable by the successors and assigns of the COUNTIES and TCPD; provided, however, that no assignment of this Agreement by TCPD will be effective without the express written consent of all COUNTIES.

20. Non-Privileged Information

When appropriate, TCPD shall advise clients serviced by this contract that information regarding their financial circumstances which is probative of determining indigence is not privileged information unless the information is probative of the guilt or innocence of the client in which case the information shall be protected by attorney-client privilege.

TCPD have the continuing responsibility to bring to the attention of the Judge who is presiding in the matter any non-privileged information regarding the financial resources of defendants which bears on their eligibility for counsel services under this contract.

21. Record Keeping and Information Access

The COUNTIES shall provide TCPD access to current and historic information regarding indigent defense, if requested.

The COUNTIES shall provide TCPD non-confidential information kept in the normal course regarding indigent representation current and historic and the criminal docket in general, if necessary.

TCPD shall maintain individual case records in a manner and according to categories as deemed necessary, but not unduly burdensome for an effective evaluation and review of the contract.

TCPD shall participate in meetings with the COUNTIES, courts, and prosecutors relative to the administration of the criminal justice system in Houghton, Baraga, and Keweenaw Counties relating to matters such as scheduling, local court rules and practices.

TCPD shall maintain complete and accurate records, including but not limited to an accounting of payroll, timesheets, revenues, billings, costs and expenditures necessary to satisfy MIDC grant requirements, as may periodically be amended, and as may be necessary as supporting source documents for audit, government accounting standards board compliance, or other purposes that TCPD or the COUNTIES, singularly or collectively, may be requested or required to participate in or report upon. TCPD shall promptly provide full and complete access to all such records, subject to protective measures for privileged client information, if any. No provision contained in this contract shall be deemed to require the COUNTIES to undertake any additional, new or revised record keeping, except as may be required by the Michigan Indigent Defense Commission.

22. Notices

Notices to TCPD regarding this contract shall be made to TRI-COUNTY PUBLIC DEFENDERS, 1221 Schoolhouse Drive, Houghton, Michigan 49931. Notices to Keweenaw County shall be made to the Keweenaw County Clerk, 5095 4th Street, Eagle River, MI 49950. Notices to Houghton County shall be made to the Houghton County Clerk, 401 E. Houghton Avenue, Houghton, MI 49931. Notices to Baraga County shall be made to the Baraga County Clerk, 2 South Main Street, L'Anse, MI 49946.

23. Contract Modifications

Any modifications of this contract shall be in writing and approved by all parties. There are no

parole agreements accompanying this contract.

24. Contract Disputes

Any contract dispute between TCPD and any or all of the COUNTIES shall be addressed first to the presiding Judge of the 97th District Court if the dispute is a District Court matter, secondly by the presiding Judge of the 12th Circuit Court if the dispute is a Circuit Court matter, and thirdly by appropriate legal remedies, if necessary. The Judges shall act as mediators; their recommendations shall not be binding on TCPD or the COUNTIES unless agreed to by TCPD and the COUNTIES. Provided, however, that any dispute involving MIDC, including but not limited to the award, use or application of grant funds by TCPD or the COUNTIES, and any related matters shall be resolved pursuant to Section 15 of the Michigan Defense Commission Act, MCL 780.995.

25. Term of Contract and Termination of Contract

Any party may terminate this contract immediately and at any time for good cause, unethical conduct, or a violation of this contract's terms. Any party may terminate this contract without cause by ninety (90) days' written notice at any time after this contract has been in effect for six (6) months or more.

All cases assigned prior to termination without cause shall be completed pursuant to the contract without compensation other than that provided for in this contract. All cases assigned to defense counsel prior to October 1, 2025 shall continue with such assigned counsel and the COUNTIES shall compensate assigned counsel on those cases through and to conclusion according to the terms of the appointment policy in effect at the time of the appointment.

26. Waiver

The failure of TCPD or any of the COUNTIES to require the performance of any term or obligation of this Agreement, or the waiver by either party of any breach of this Agreement, shall not prevent any subsequent enforcement of any term or obligation or be deemed a waiver of any subsequent breach.

27. Severability

If any provision of this Agreement is held to be invalid or unenforceable for any reason, the remaining provisions shall continue to be valid and enforceable. If a court of competent jurisdiction finds that any provision is invalid and unenforceable as written, that provision will be deemed modified in a manner consistent with the intent of the original provision, so as to make it valid and enforceable. This Agreement, and the application of the provision to persons or circumstances other than those with respect to which it would be invalid or unenforceable, shall not be affected.

28. Indigent Defense Commission Deference

This contract is subject to The Michigan Indigent Defense Commission's standards for indigent public defense. This contract is subject to modification based on the enactment of MIDC standards or recommendations.

TRI-COUNTY PUBLIC DEFENDERS

By: David M. Gemignani
Chief Public Defender

Dated: _____

KEWEENAW COUNTY

By: Donald Piche, Chairman
County Board of Commissioners

Dated: _____

By: Eric Hermanson, Treasurer

Dated: _____

BARAGA COUNTY

By: Gale Eilola, Chairman
County Board of Commissioners

Dated: _____

By: Wendy Goodreau
County Clerk & Register of Deeds

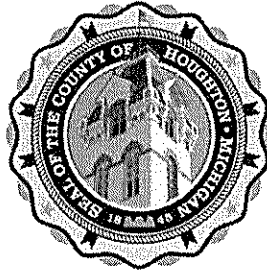
Dated: _____

HOUGHTON COUNTY

By: Tom Tikkanen, Chairman
County Board of Commissioners

Dated: _____

Chelsea Rheault, Administrator



**RESOLUTION FOR CHANGING LOCATION AND TIME FOR MONTHLY REGULAR
MEETINGS OF THE HOUGHTON BOARD OF COMMISSIONERS**

#2025-021

WHEREAS, the Houghton County Board of Commissioners currently holds its Regular Monthly Meetings at 3:00 P.M. on the second Tuesday following the first Monday of each month that is located on the 5th floor of the County Courthouse;

WHEREAS, changing the meeting time from 4:00 P.M. to 3:00 P.M. limits the public from participating due to conflict in their work schedule or their daily obligations;

WHEREAS, the location of the meeting on the 5th floor of the courthouse does not allow open and free space for the public (En Masse) to attend the Regular Monthly Houghton County Commissioner Meetings;

WHEREAS, choosing a location that accommodates open space to promote collaboration, reducing distractions, allows for flexibility, and fosters a sense of community among the voters of Houghton County;

NOW THEREFORE BE IT RESOLVED, That the **BOARD OF COUNTY COMMISSIONERS OF HOUGHTON COUNTY** to amend the language in the Houghton County Bylaws to incorporate:

- Regular Meeting time to 6:00 P.M. Tuesday following the first Monday of each month
- Moving the meeting location to the Circuit Court Room in the Houghton County Courthouse or any other location that can accommodate the public (En Masse) that complies with P.A. 267 of 1976, as amended, (being the Michigan Open Meetings Act M.C.L. 15.261 et seq.)
- And to remove "commissioner meeting room or the employee's lunchroom" for any Regular Monthly Board of Commissioner Meetings and replace it with "Circuit Court

Room in the Houghton County Courthouse or any other location that can accommodate the public”.

Adopted by the Houghton Board of Commissioners on August 12, 2025.

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.

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 Meeting held on September 9, 2025, the original of which Resolution is on file in my office.

IN WITNESS WHEREOF, I have hereunto set my official signature, this 12th day of August, 2025.

Jennifer Kelly, County Clerk
County of Houghton




Outlook

Resolution for the Houghton County Board of Commissioners

From William D Holcomb <votewdh@gmail.com>

Date Thu 8/7/2025 11:15 PM

To Administrator <administrator@houghtoncounty.gov>

 1 attachment (17 KB)

Resolution to Amend Monthly Meeting Schedule.docx;

You don't often get email from votewdh@gmail.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.

This resolution was passed by the Copper Country Republican Party on 8/7/2025 and wish to present this to the board of commissioners.

Dan Holcomb, chairman of the Copper Country Republican Party.

15307 Highland St Painesdale Michigan 49955
906-370-3115

Please confirm that this will be on the agenda for the upcoming regular commissioner meeting

Thank you!

RESOLUTION FOR CHANGING LOCATION AND TIME FOR MONTHLY REGULAR MEETINGS OF THE HOUGHTON BOARD OF COMMISSIONERS

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Approved by the Copper Country Republican Party 8/7/2025

(Chair's Signature)

Wanda Kreisberg

Frank Holmes

CT Scan

Am. Timor
Angelika C. Hamilton

Jeff Church

**RESOLUTION FOR CHANGING LOCATION AND TIME FOR MONTHLY REGULAR
MEETINGS OF THE HOUGHTON BOARD OF COMMISSIONERS**

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Approved by the Copper Country Republican Party 8/7/2025

(Chair's Signature)

Cross-Connection Control Program for the Houghton County Water System

I. Introduction

In accordance with the requirements set forth by the Michigan Department of Environment, Great Lakes and Energy (EGLE), the Houghton County Board of Commissioners, upon recommendation of the Houghton County Airport Committee, has officially adopted the state of Michigan cross-connection rules to protect the public water supply system. A cross-connection is defined as a connection or arrangement of piping or appurtenances through which a backflow could occur. Backflow is defined as the undesirable reversal of flow of water of questionable quality, wastes or other contaminants into a public water supply. The purpose of this program is to avoid contamination of the public water supply by preventing and eliminating cross-connections. It is Houghton County's intent to carry out a comprehensive and effective Cross-connection Control Program (CCCP) to ensure public health is protected and the requirements of the Michigan Safe Drinking Water Act are complied with.

II. Authority

The authority to carry out and enforce the local CCCP is provided from local Ordinance 25-1 (see Appendix A), the Michigan Safe Drinking Water Act (Act 399), the EGLE, Water Bureau Cross-connection Rules Manual, the Michigan Plumbing Code, and the County Improvement Act of 1939, MCL 46.171, *et seq.*, as periodically amended.

III. Program Approach

The objectives of this program will be met primarily by:

- Routinely inspecting water customers for cross-connections or potential cross-connections.
- Requiring water customers to test backflow prevention assemblies.
- Maintaining cross-connection control records.
- Actively enforcing violations of the program.
- Providing public education.
- Reporting the status of the program to the EGLE.

Houghton County and the Houghton County Airport Committee shall ensure that there are adequate personnel and resources to carryout the necessary field and administrative requirements for this program. The Houghton County Board of Commissioners has adopted the EGLE, Water Bureau Cross-connection Rules Manual as a guide to prevent and eliminate cross-connections.

IV. Inspections

The water connections and plumbing systems of all water customers or accounts shall be initially inspected for the presence of cross-connections. As a result of the initial inspection, a detailed record of each account shall be established (see Section VI). A representative of the water utility or their designated agent shall be responsible for inspections. Individuals responsible for conducting inspections shall have obtained sufficient training on cross-connection rules, identification, and corrective actions.

Inspections shall consist of entering a facility from the point where water service enters the facility (usually the meter) and tracing the piping to each end point of use. Using the inspection forms in Appendix B, the inspector shall identify and note the location and nature of any direct and potential cross-connections, location and details of backflow prevention devices, and other pertinent information. Inspectors having proper identification shall be permitted to enter the building/premises at reasonable times for the purpose of cross-connection inspections. If the inspector is refused proper access or if customer plumbing is untraceable, the Houghton County Airport Committee will assume a cross-connection is present and take the necessary action to ensure the public water supply is protected.

The highest priority for inspections shall be placed on facilities that pose a high degree of hazard, that have a high probability that back flow will occur or are known/suspected to have cross-connections.

Once initial inspections of all accounts are complete, then a re-inspection frequency shall be determined for each account based on the degree of hazard and potential for backflow. The EGLE Cross-connection Rules Manual will be a guide in classifying the degree of hazard of each account. However, in general, situations in which backflow could cause illness, or death shall be considered high hazard. Accounts that pose a high hazard or have a high potential for back flow to occur, must be re-inspected at least once per year. All other accounts must be re-inspected once every 1-5 years based on the degree of risk. Other factors such as new construction, water quality complaints, or anomalies in customer billing may prompt immediate re-inspection. After initial cross-connection inspections are complete, a comprehensive list or inventory of all backflow prevention devices shall be on record including all pertinent data.

Following an inspection, the Houghton County Airport Committee or its designated representative shall inform the customer of their compliance status with the cross-connection rules. Template notices in Appendix B may be used to inform customers of upcoming inspections, required corrective actions, compliance status, etc.

V. Testing Backflow Prevention Assemblies

When all initial inspections have been completed, a comprehensive list of backflow preventors installed on customer plumbing systems will be on record. The backflow preventors that are testable assemblies shall be placed on a routine testing schedule. Based on the associated degree of hazard and probability of backflow, each assembly will be assigned a testing frequency. Assemblies in place on high hazard connections must be tested annually. All other accounts must be tested once every 3 years. In addition, all assemblies must be tested immediately following installation and repair. **The tester must be a certified master plumber, a journeyman plumber or apprentice plumber under the direct supervision of either a master or journeyman plumber and have a valid American Society of Sanitary Engineers (ASSE) 5110 certification.**

Upon notice from the Houghton County Airport Committee or its designated representative, it shall be the responsibility of the water customer to arrange for the assembly to be tested and submit the completed test form.

Following the initial cross-connection inspections and subsequent classification of accounts (e.g. assigning a degree of hazard), assembly testing notices shall be sent to customers each year. The notices shall be sent out in a timely manner in order to provide adequate time for customers to comply, and the timing will consider seasonal assemblies. Template notices in Appendix B may be used to inform customers of testing requirements. These notices will:

- Clearly identify the assembly requiring testing (size, make, model, location, etc.)
- Stipulate the date by which the assembly must be tested
- Indicate that tests must be completed by a State of Michigan certified master plumber
- Enclose a standard test form (see Appendix B)

When assembly testing reports are received by the utility, they will be checked for the following:

- All the necessary information was provided
- Name and certification number of the tester is provided
- The test results appear valid
- The assembly tested matches the assembly requiring testing (Make, Model, etc.)
- The assembly is ASSE certified

Cross-connection control program staff will follow up with owner or tester on questionable test forms. A customer may be asked to have an assembly re-tested if the original test results do not appear valid. Test forms must be received and kept on record for each required test.

VI. Record Keeping

A system of cross-connection record keeping shall be maintained. Special software specifically for cross-connections may be used for:

- Efficient record searches
- Easy reporting
- Simple updating
- Automatic letter generation
- Automatic deadline notification

All cross-connections account information must be in the records including:

- Address and location
- Owner name and contact information
- List of testable assemblies
- Description of other cross-connections within the facility
 - Air gaps
 - Non-testable assemblies
- Degree of hazard classification and basis
- Required re-inspection frequency
- Photos or sketches if available

All testable assemblies must be in the records including:

- Location of the assembly
- Name and contact information of assembly owner
- Make, model, and size of assembly
- ASSE standard number
- Degree of hazard classification
- Required testing frequency and basis
- Seasonal or permanent status

Tracking changes in water use or tracking new customers is a critical part of the cross-connection program. The Houghton County Airport Committee shall make every attempt to prevent/eliminate cross-connections at installation to ensure future compliance. An effort shall be made to cooperate and communicate with the local plumbing code inspector to better accomplish this goal.

Standard letter, form, and report templates may be used to simplify the program requirements including:

- Inspection forms
- Assembly testing forms
- Inspection and/or assembly testing notification letters
- Noncompliance letters
- Water service termination notice
- Hydrant use authorization forms

Copies of the written cross-connection control program, ordinance, and DEQ approval letter should be kept on file. Copies of the EGLE annual reports shall be kept for a minimum of 10 years.

VII. Enforcement

To protect public health, water customers found to be in violation of the cross-connection rules will be brought into compliance in a timely manner or lose their privilege to be connected to the public water system. To properly enforce these rules the Houghton County Industrial Airpark and Memorial Airport Water Ordinance and this Houghton County Water System Cross-connection Control Program provide authority to inspect facilities, terminate water service, and assess fines.

Following an inspection the customer will be sent either a compliance notice or a non-compliance notice. The timeframe to complete the necessary corrective actions is at the discretion of the utility and will be based primarily on the degree of risk posed by the violation but should also consider the complexity/cost of the necessary corrective actions. Cross-connections that pose an imminent and extreme hazard shall be disconnected immediately and so maintained until proper protection is in place. Cross-connections that do not pose an extreme hazard are generally expected to be eliminated within 30-60 days. The necessary corrective action and deadline shall be described in the non-compliance notice to the customer.

Failure to perform a required backflow prevention assembly test or pass a test constitutes a cross-connection and must be corrected.

If a water shut off is necessary to protect the public water system, the local health department, fire department, local law enforcement, and Airport Manager may need to be notified.

VIII. Public Education

The cross-connection control program staff must have a good understanding of the program. The Houghton County Airport Committee shall ensure their cross-connection control staff receives proper in-the-field training as well as classroom education focusing on terminology, back flow prevention devices, regulations, and hydraulic concepts. In addition, cross-connection control staff will be encouraged to receive continuing education to be made aware of new backflow prevention devices, regulation changes (i.e. plumbing code updates), new water-use devices that pose cross-connection concerns, etc.

Furthermore, attempts to educate the public about cross-connections will be made by distributing pamphlets on common residential cross-connections, visiting schools, providing onsite education of facility management and maintenance staff during routine inspections, speaking at condominium association meetings, showing videos on local access channels, or posting newspaper announcements.

Cross-connection staff shall also be available upon request to provide backflow prevention education to pertinent community officials, employees, or other groups.

IX. Annual Report

Part 14 of the Michigan Safe Drinking Water Act requires that each community report the status of their program to the EGLE annually. The report summarizes testing, inspection, and corrective action efforts. Cross-connection records shall be on file to document each number on the report. The annual report form shall be filled out completely and submitted by the deadline. A narrative description shall be included explaining any unusual numbers or significant events such as:

- The addition or loss of a cross-connection staff person
- Greatly expanded/contracted number of cross-connection accounts
- Status of accounts not currently in compliance

Appendix A

Cross-Connection Houghton County Industrial Airpark and Memorial Airport
Water System Ordinance, Ordinance No. 25-1

Appendix B

Sample Cross-connection Inspection Form

Template – Notice of Cross-connection Inspection

Template - Notice To Test Backflow Prevention Device

Template – Standard Backflow Test Form

Christy Hilgers
1411 Silver Drive
Hancock, MI 49930

August 19, 2025

Tom Tikkanen, Chair
Houghton County Board of Commissioners
401 East Houghton Avenue
Houghton, MI 49931

Dear Mr. Tikkanen and Commissioners,

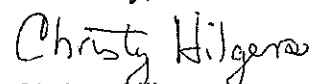
My current term on the Houghton County Human Service Board expires this year, and I am asking the commissioners to consider my reappointment.

I continue to be committed and enthusiastic about serving as a board member for the Houghton County Department of Health and Human Services and Canal View. I appreciate the opportunity to contribute to the wellbeing of our community and especially for those who are most vulnerable.

I am currently the secretary for the Michigan County Social Services Association. It's my honor to represent Houghton County on Development and Education, Advisory, Legislative, and Scholarship Committees. I also serve as secretary-treasurer for MCSSA District 1, which includes the Upper Peninsula.

I appreciate your consideration of my request for reappointment.

Sincerely,


Christy Hilgers



Outlook

SEPTEMBER AGENDA

From Jennifer Kelly <countyclerk@houghtoncounty.gov>

Date Fri 8/8/2025 10:38 AM

To Chelsea Rheault <chelsea@houghtoncounty.gov>

The DEM & REP Chairmen have provided me with the following 3 names for their parties by the 9/1/25 deadline.

Barbara Manninen and Becky Bruin-Slot's terms are expiring this year on 10/31/25.

The BOC must now chose/vote for 1 DEM & 1 REP to be on the Canvassing Board from 11/1/25-10/31/29.

Thank you!

Democrats

Barb Manninen
1038 Second St
Hancock, MI 49930
482-0776

Amy Hjerstedt
46545 Hildebrant St
Dodgeville, MI 49921
510-812-6410

Nancy Verive
2104 Country Ln
Houghton, MI 49931
812-573-1403

Republicans

- Becky Bruin-Slot (R)
 - 211 A St, Hancock, MI 49930
 - 483-3396
 - 231-330-6380
- Charlie Markham (R)
 - 15314 Coles Creek Road, Atlantic Mine, MI 49905
 - 906-370-2760
- Anita Maki (R)
 - 21808 Creamery Rd, Chassell, MI

o 906-370-6331

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

RE: October, 2023 to September, 2024 - Monthly Profit and Loss Statements

From Ann Harris <aharris@tcpd.legal>

Date Wed 8/27/2025 3:45 PM

To Chelsea Rheault <chelsea@houghtoncounty.gov>

Cc Accounting <accounting@houghtoncounty.gov>

 1 attachment (2 MB)

doc04311420250827152956.pdf;

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

Chelsea:

Attached please find additional bills for expenses for May and June, 2025. I have broken down the missing expenses and attached copies of the bills and P&L's for each month. Please issue a check for \$1,163.36 and mail it to our office at your convenience.

For May, 2025, somehow a check was deleted and not included in the initial billing. I fixed that when I reconciled that account last week. Attached is the bill for that one.

For June, 2025, there were three missing EFT's in the initial billing. I found them when I reconciled the account last week. I've attached the two bills for the charges to the account for 6/20/25 and 6/26/25. The third EFT is for a recurring monthly charge for an Adobe subscription and I don't have an actual bill for that one.

Now that this FY23 deficit matter and MIDC audit is coming to a close, I can get back to timely bookkeeping and this shouldn't happen again. Thanks for catching that.

If you need anything else, please let me know.

Ann

PLEASE CONFIRM RECEIPT OF THIS E-MAIL.

Ann M. Harris
Administrator
Tri-County Public Defenders
1221 Schoolhouse Drive
Houghton, MI 49931
Phone: 906-487-7007
Fax: 906-487-7027
Email: aharris@tcpd.legal

From: Chelsea Rheault <chelsea@houghtoncounty.gov>

Sent: Tuesday, August 26, 2025 4:40 PM

Additional Expenses for May, 2025

Expert Witness Fees - Account #58030

5/29/2025	Check #4050	Great Lakes Recovery	<u>\$839.00</u>
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TOTAL DUE.....	<u>\$839.00</u>
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Additional Expenses for June, 2025

Subscriptions - Account #64200

6/16/2025	EFT	Adobe	\$ 21.19
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Office Supplies

6/20/2025	EFT	Walmart	\$ 86.63
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Attorney Training

6/26/2025	EFT	Otsego Resort	<u>\$216.54</u>
(Dave's hotel for training/2 nights)			

TOTAL DUE	<u>\$324.36</u>
------------------------	------------------------

2:01 PM
09/05/25
Accrual Basis

Tri-County Public Defenders
Profit & Loss Detail
July 2025

Type	Date	Nu	Name	Memo	Class	Cir	Split	Amount	Balance
Ordinary Income/Expense									
Income									
42000 · State Income									
Deposit	07/16/2025	Deposit	Tri-County Public De...	May 2025 exp...			10000 · TCPD ...	67,934.65	67,934.65
Total 42000 · State Income								67,934.65	67,934.65
Total Income								67,934.65	67,934.65
Expense									
51000 · Salaries & Wages									
General Journal	07/16/2025	23-14		Bi-weekly pay...			-SPLIT-	22,301.53	22,301.53
General Journal	07/30/2025	23-15		Bi-weekly pay...			-SPLIT-	22,276.53	44,578.06
Total 51000 · Salaries & Wages								44,578.06	44,578.06
52000 · Payroll Taxes									
General Journal	07/16/2025	23-14		Bi-weekly pay...			51000 · Salarie...	1,706.06	1,706.06
General Journal	07/30/2025	23-15		Bi-weekly pay...			51000 · Salarie...	1,704.15	3,410.21
Total 52000 · Payroll Taxes								3,410.21	3,410.21
53000 · Employee Benefits									
53100 · Health Insurance									
Check	07/23/2025	4103	Blue Cross Blue Shi...	1 month			10000 · TCPD ...	6,994.78	6,994.78
Total 53100 · Health Insurance								6,994.78	6,994.78
53600 · TCPD Retirement Plan									
Check	07/04/2025	EFT	American Funds				10100 · TCPD ...	1,290.47	1,290.47
Check	07/18/2025	EFT	American Funds				10100 · TCPD ...	1,290.47	2,580.94
Total 53600 · TCPD Retirement Plan								2,580.94	2,580.94
Total 53000 · Employee Benefits								9,575.72	9,575.72
58000 · Direct Case Costs									
58020 · Criminal History Report									
Check	07/03/2025	EFT	Michigan State Police	ICHAT/John ...			10000 · TCPD ...	10.00	10.00
Check	07/07/2025	EFT	Michigan State Police	ICHAT/Jason ...			10000 · TCPD ...	10.00	20.00
Check	07/09/2025	EFT	Michigan State Police	ICHATS: Gro...			10000 · TCPD ...	50.00	70.00
Check	07/09/2025	EFT	Michigan State Police	ICHAT/Sally ...			10000 · TCPD ...	10.00	80.00
Check	07/10/2025	EFT	Michigan State Police	ichat/jared fre...			10000 · TCPD ...	10.00	90.00
Check	07/10/2025	EFT	Michigan State Police	ICHAT/Jeffrey...			10000 · TCPD ...	10.00	100.00
Check	07/16/2025	EFT	Michigan State Police	ICHAT/BRYA...			10000 · TCPD ...	10.00	110.00
Check	07/12/2025	EFT	Michigan State Police	ichats on: To...			10000 · TCPD ...	30.00	140.00
Check	07/21/2025	EFT	Michigan State Police	ichat/dannette ...			10000 · TCPD ...	10.00	150.00
Total 58020 · Criminal History Report								150.00	150.00
58050 · Transcripts									

2:01 PM
09/05/25
Accrual Basis

Tri-County Public Defenders Profit & Loss Detail July 2025

Type	Date	Num	Name	Memo	Class	Cir	Split	Amount	Balance
Check	07/23/2025	4102	LeAnn A. Pulda	Prelim/People...			10000 · TCPD ...	22.50	22.50
Check	07/25/2025	EFT	Esquire Deposition ...	copy of transc...			10000 · TCPD ...	187.90	210.40
Check	07/31/2025	4107	LeAnn A. Pulda	people v. loon...			10000 · TCPD ...	16.20	226.60
Total 58050 · Transcripts									226.60
58052 · Filing Fees									
Check	07/10/2025	EFT	State of Michigan	Filing fee for a...			10000 · TCPD ...	20.00	20.00
Total 58052 · Filing Fees									20.00
Total 58000 · Direct Case Costs									396.60
64200 · Subscriptions									
Check	07/08/2025	4089	Lexis Nexis				10000 · TCPD ...	869.06	869.06
Check	07/14/2025	EFT	Adobe	1 mo			10000 · TCPD ...	21.19	890.25
Total 64200 · Subscriptions									890.25
65100 · Internet And Phones									
Check	07/08/2025	4083	Charter Communica...				10000 · TCPD ...	190.00	190.00
Total 65100 · Internet And Phones									190.00
65200 · Website									
Check	07/08/2025	4091	Opus Web Technolo...	1 month			10000 · TCPD ...	75.00	75.00
Check	07/31/2025	4105	Opus Web Technolo...	monthly fee/w...			10000 · TCPD ...	75.00	150.00
Total 65200 · Website									150.00
66200 · Office Supplies									
Check	07/08/2025	4088	Wandel's Watercare				10000 · TCPD ...	43.70	43.70
Check	07/23/2025	4104	Quill	Inv #4495573...			10000 · TCPD ...	348.96	392.66
Total 66200 · Office Supplies									392.66
66500 · Repairs and Maintenance									
66520 · Cleaning/Janitorial									
Check	07/08/2025	4085	A+ Pest Management	07/08/25 servi...			10000 · TCPD ...	40.00	40.00
Total 66520 · Cleaning/Janitorial									40.00
66540 · Covid Cleaning & Supplies									
Check	07/08/2025	4086	Office Express UP	service dates...			10000 · TCPD ...	270.00	270.00
Total 66540 · Covid Cleaning & Supplies									270.00
66570 · Computer repairs, backup, email									
Check	07/08/2025	4084	UP And Running	Inv. #43376; 4...			10000 · TCPD ...	1,334.00	1,334.00
Total 66570 · Computer repairs, backup, email									1,334.00

2:01 PM
09/05/25
Accrual Basis

Tri-County Public Defenders
Profit & Loss Detail
July 2025

Type	Date	Num	Name	Memo	Class	Clr	Split	Amount	Balance
Total 66500 · Repairs and Maintenance									1,644.00
67000 · Professional Fees									
67100 · Accounting fees									
Check	07/04/2025	EFT	Paychex Fees				10100 · TCPD ...	169.80	169.80
Check	07/08/2025	4087	Rukhla Negro Asso...	Inv #58227			10000 · TCPD ...	38.00	207.80
Check	07/18/2025	EFT	Paychex Fees				10100 · TCPD ...	169.80	377.60
Total 67100 · Accounting fees									377.60
Total 67000 · Professional Fees									377.60
67500 · Rent Expense									
67510 · Building Rent									
Check	07/09/2025	4092	David Gemignani	July, 2025			10000 · TCPD ...	2,500.00	2,500.00
Total 67510 · Building Rent									2,500.00
67525 · Copier Lease									
Check	07/23/2025	4100	Phoenix Funding	lease fee/2 co...			10000 · TCPD ...	379.46	379.46
Total 67525 · Copier Lease									379.46
Total 67500 · Rent Expense									2,879.46
67700 · Telephone									
Check	07/09/2025	4093	David Gemignani	cell ph reimb			10000 · TCPD ...	40.00	40.00
Check	07/09/2025	4094	Cameron Herrington	cell ph reimb			10000 · TCPD ...	40.00	80.00
Check	07/09/2025	4095	Joshua Makkonen	cell ph reimb			10000 · TCPD ...	40.00	120.00
Check	07/09/2025	4096	Ann Harris	cell ph reimb			10000 · TCPD ...	40.00	160.00
Check	07/09/2025	4097	Taryn C, Clisch	cell ph reimb			10000 · TCPD ...	40.00	200.00
Check	07/09/2025	4098	Mandy Daniels	cell ph reimb			10000 · TCPD ...	40.00	240.00
Check	07/09/2025	4099	Michelle A. Clisch	cell ph reimb			10000 · TCPD ...	40.00	280.00
Total 67700 · Telephone									280.00
68500 · Utilities									
68510 · Electric									
Check	07/21/2025	4101	UPPCO	electric			10000 · TCPD ...	242.31	242.31
Total 68510 · Electric									242.31
68520 · Gas									
Check	07/08/2025	4090	Semco				10000 · TCPD ...	44.42	44.42
Check	07/31/2025	4106	Semco				10000 · TCPD ...	25.04	69.46
Total 68520 · Gas									69.46
Total 68500 · Utilities									311.77
70000 · Attorney Training									311.77

2:01 PM

09/05/25

Accrual Basis

Tri-County Public Defenders
Profit & Loss Detail
July 2025

Type	Date	Num	Name	Memo	Class	Clr	Split	Amount	Balance
Check	07/18/2025	EFT	CDAM	John Berry tra...			10000 · TCPD ...	240.00	240.00
Total 70000 · Attorney Training								240.00	240.00
Total Expense								65,316.33	65,316.33
Net Ordinary Income								2,618.32	2,618.32
Net Income								2,618.32	2,618.32



Resolution # 2025-025

RESOLUTION ADOPTING COLLECTIVE BARGAINING AGREEMENT

BETWEEN

THE COUNTY OF HOUGHTON AND THE HOUGHTON COUNTY SHERIFF

AND THE

HOUGHTON COUNTY DEPUTY SHERIFF'S ASSOCIATION

AFFILIATED WITH THE

POLICE OFFICERS ASSOCIATION OF MICHIGAN

WHEREAS the Houghton County Deputy Sheriff's Association affiliated with the Police Officers Association of Michigan (POAM) is recognized by the Michigan Employment Relations Commission and the County of Houghton as the exclusive representative of certain employees of the Houghton County Sheriff's Office.

AND WHEREAS, the parties have bargained mutually acceptable terms and conditions.

NOW, THEREFORE, BE IT RESOLVED, pursuant to the recommendation made to the Board of Commissioners, the County resolves that the Tentative Agreement amending the collective bargaining agreement for the period July 1, 2025 – October 1, 2026, is hereby approved. It is further authorized that the Board Chairperson is authorized to take all necessary administrative actions to implement this resolution.

Moved by Commissioner:

Supported by Commissioner:

Roll Call Vote:

Yes:

No:

Motion carried.

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 September 9, 2025, at the Houghton County Courthouse, 401 East Houghton Street, Houghton, Michigan.

Jennifer Kelly, County Clerk

OTHER BUSINESS /
COMMUNICATIONS



Gallagher

Insurance | Risk Management | Consulting

Bi-weekly Update

CLIENT: Houghton County, MI
DATE: Wednesday, August 13, 2025
TIME: 1:30 – 2:15 (CST)

Phase 1 – Study Administration

Organization & Salary Material Request (*data uploaded to ShareFile*)

- List of items received
 - Job Descriptions
 - Salary Schedules
 - Organizational Charts
 - HR Compensation Policies & Pay Practices
- Items Outstanding
 - Census – in progress – Teresa compiling data

Phase 2 – Compensation Study

Benchmark Job List

- Will identify jobs for published survey data collection & for custom survey data collection
 - Will create from Census

Next Steps

- Review Census data & compile questions
- Create Benchmark Job List

Misc Notes

- Age salary data to 1/1/2026

APPROPRIATIONS



STATEMENT

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

(906) 482-9400 Ext. 0146

Date:	7/31/25
Account:	00052

Amount Paid:

HOUGHTON COUNTY TREASURER

401 E HOUGHTON AVENUE
HOUGHTON MI 49931

Payment Terms: NET 30

Deposits Received: \$0.00

^Please return this portion with your payment^

Document No.	Date	Code	Description	Amount	Balance
INV00000030000000175	6/28/25	SLS	1/12th Appropriation	\$13,707.91	\$13,707.91
INV00000030000000176	7/28/25	SLS	1/12th Appropriation	\$13,707.91	\$27,415.82
				Amount Due:	\$27,415.82

Current	1-30 Days	31 - 60 Days	61 - 90 Days	Over 90 Days
\$13,707.91	\$13,707.91	\$0.00	\$0.00	\$0.00

Codes: SLS = Sales / Invoices
DR = Debit Memos

CR = Credit Memos
RTN = Returns

PMT = Payments

ANNOUNCEMENTS

Notice

TO ALL INTERESTED CITIZENS: The Houghton County Board of Commissioners is accepting applications for the following Board appointments:

Land Bank Authority Board

1-Member consisting of either a township or city official.

Additionally, all applicants must be Houghton County resident.

Applications are available at the Administrators Office, Houghton County Courthouse, 401 E. Houghton Avenue, Houghton, MI 49931, or on our website www.houghtoncounty.gov under Employment.

Deadline for submittal is 4:30 PM September 19, 2025.

Chelsea Rheault, Administrator

Houghton County

97th District Court Treatment Court Case Manager

Full-Time Non-Union Grant Funded Position

SALARY: \$45,259.42, with increase in 6 months

FRINGE BENEFITS: Life and Health Insurance; Retirement benefits

WORK SCHEDULE: Monday-Friday, 8:00 a.m. – 4:30 p.m.

START DATE: October 1, 2025

SUMMARY OF RESPONSIBILITIES: Under the general supervision of the Judge and Grant Manager of the Treatment Court, the treatment court case manager is primarily responsible for performing direct supervision of treatment court participant compliance with the program. This includes providing community linkages and referrals to appropriate agencies, monitoring the day-to-day activities of the participants, and frequent communication with treatment providers and treatment court team members.

JOB DESCRIPTION

DUTIES AND RESPONSIBILITIES:

- Conduct screenings and risk/needs assessments to determine program eligibility.
- Monitor and administer substance abuse testing including UA screens and alcohol tests.
- Coordinate all services, including treatment, social services, housing, education, vocational training, medical, psychiatric, and legal to ensure that the participant meets all criteria for phase movement and graduation.
- Maintain phase status, phase change dates, and court dates on all treatment court participants.
- Maintain Treatment Court case files.
- Monitor treatment compliance and maintain contact with treatment providers.
- Aid in developing a case management plan for program participants.
- Provide direct participant supervision in both office and home settings.
- Enter data into case management system (DCCMIS) according to the minimum standard data provided by SCAO.
- Attend Court Review Hearings.
- Attend Team Meetings for Treatment Court and prepare reports prior to meeting including participant progress and/or non-compliance.
- Maintain contact with local law enforcement agencies on program participant home checks.
- Monitor payments on court ordered fines/costs/assessments for treatment court participants.
- Attend professional conferences and trainings.

EDUCATION, FORMAL TRAINING, AND WORK EXPERIENCE

Bachelor's Degree in Social Work, Criminal Justice, or a related field. Previous experience in law enforcement, social work, or another related field can be combined with an Associate Degree, or other related education and experience, to meet minimum qualifications. Some travel required; must possess a valid Michigan driver's license.

OTHER REQUIREMENTS

The other requirements described here are representative of those that must be met by an employee to successfully perform the essential functions of the job. They include, but are not limited to the following:

- Must be able to enter and retrieve information on a computer
- Must be able to use a keyboard for extended periods of time
- Must be able to drive a vehicle and access participant residences
- Must be able to access a jail
- Must be able to administer urine/saliva screens for controlled substances
- Must be able to operate a Preliminary Breath Test (PBT)

Reasonable accommodations may be made for otherwise qualified applicants to perform essential functions.

APPLICATION PROCEDURE:

To Apply:

Submit a resume and cover letter to: Keith Anderson, Treatment Court Grant Administrator, 97th District Court, 401 E. Houghton Avenue, Houghton, Michigan 49931, keith@houghtoncounty.gov

Deadline to Apply: September 18, 2025