



Houghton County Land Bank Authority 2022 Annual Report

Board of Directors:
Lisa Mattila, Chairperson;
John Haeussler, Secretary;
James Hainault, Treasurer, Secretary Pro Tem;
Glenn Anderson; Tom Tikkanen.

The Houghton County Land Bank Authority Board of Directors (LBA) met seven (7) times in 2022: January 11, February 9, March 9, July 11, August 30, October 5, and December 6.

The board elected to retain the 2021 officers with Director Haeussler serving as secretary and Director Hainault serving as treasurer and secretary pro tem.

Entering 2022 the LBA had twenty-seven (27) parcels in its inventory. Three (3) of these parcels were transferred during the year. (Table 1, Parcels 1-3.) The LBA released multiple liens on properties transferred prior to 2022 for which the reverter clauses have been satisfied.

The Houghton County treasurer foreclosed twenty-three (23) parcels in 2022. The LBA discussed many of the tax-foreclosed parcels and the majority of them were visited by one or more directors for visual inspection. Prior to the first public tax sale auction the LBA purchased four (4) of the 2022 tax-foreclosed parcels from the Houghton County treasurer for the purposes of rehabilitation and/or renovation. (Table 1, Parcels 4-7.) One (1) of the parcels purchased was subsequently sold. (Table 1, Parcel 4.)

The LBA also received four (4) parcels via donation in 2022. (Table 1, Parcels 8-11.) At the close of 2022, the LBA is negotiating the acquisition of multiple properties in Calumet impacted by 2021's Fifth Street fire.

The LBA approved multiple documents in 2022, some of which are boiler plate, including a Development Agreement, Property Sales Policy, and Purchase and Redevelopment Proposal Package. The documents are instrumental in inviting and finalizing rehabilitation/redevelopment proposals for LBA properties. The documents were prepared for the LBA by Keweenaw Economic Development Alliance (KEDA) Executive Director Jeff Ratcliffe, who continues to be an invaluable partner to the LBA.

Early in 2022, the LBA proposed that the Houghton County Board of Commissioners (BOC) commit substantial American Rescue Plan Act (ARPA) funds toward the demolition and cleanup, including abatement of any environmental contaminants, of six (6) heavily blighted LBA properties. Later in the year, the LBA received a \$200,000 reimbursement grant from the Michigan State Land Bank Authority's Blight Elimination Program. The BOC allocated an additional \$350,000 in ARPA funds toward

demolition and cleanup. With assistance from Jeff Ratcliffe, the LBA released a request for proposals for removal, cleanup, and occasionally partial stabilization of eight (8) LBA properties. Three bids were received and the LBA accepted a bid from B&B Contracting in Calumet in the amount of \$380,520. The properties involved are:

1. 116 Osceola Street, Laurium (residential; complete demolition)
2. 426 Fifth Street, Calumet (Erkkila's Garage; complete demolition)
3. 451 Pine Street, Calumet (The Rose & The Thorn; partial demolition and stabilization)
4. 501 Pine Street, Calumet (Sullivan's Livery; partial demolition and stabilization)
5. 26364 Atlantic Street, Laurium (residential; complete demolition)
6. 25608 D Street, Calumet (residential; complete demolition)
7. 336 Seventh Street, Calumet (site of 2018 fire; complete cleanup of rubble and site)
8. 57435 & 57437 Fourth Street, Calumet (residential; complete demolition)

B&B has commenced demolition activities and is contracted to complete the work in 2023. The scope of work at 501 Pine Street, Calumet, was originally contracted to be a complete demolition. It subsequently changed to a partial demolition and stabilization. The LBA will continue to discuss the optimal strategic use of the remaining funds allocated for demolition and cleanup.

The LBA received a \$100,000 grant from the State Historic Preservation Office's (SHPO) Resilient Lakeshore Heritage Grant Program for stabilization and roof replacement at 425 Fifth Street, Calumet. The grant application was prepared for the LBA by Jeff Ratcliffe, who also secured \$11,200 in necessary matching funds via donation.

On July 26, Michigan State Land Bank Authority Executive Director Emily Doerr met with LBA directors and other public stakeholders and toured multiple LBA properties in the Calumet area. Senator Wayne Schmidt, a strong proponent of blight funding in the State Legislature, joined in the meeting and tour.

The LBA extends its thanks to local partners Calumet Township, Chassell Township (notably Keith Meyers), KEDA (Jeff Ratcliffe, Sam Stonelake), the Keweenaw National Historical Park, Main Street Calumet, the Village of Calumet, the Village of Calumet Downtown Development Authority (notably Leah Polzien), and the Village of Calumet Historic District Commission for their cooperative efforts in 2022. The LBA also extends its appreciation to the YouthWork members, organized by Mr. Ratcliffe, who provided volunteer labor at 206 Hecla Street, Laurium.

At the close of 2022 the LBA has thirty-one (31) parcels in its inventory. (Table 2.)

Table 1: 2022 LBA Property Transactions

<u>Property Address</u>	<u>2022 Transactions</u>
1. Parcel 31-041-142-013-00 308 Eighth Street Calumet (Village of Calumet)	Sold subject to development agreement to county resident for \$9,900.00. [May 9, 2022]
2. Parcel 31-041-144-001-50 806 Pine Street Calumet (Village of Calumet)	Sold subject to development agreement to county resident for \$10,000.00. [May 9, 2022]
3. Parcel 31-043-265-006-00 Front Street Lake Linden (Village of L Linden)	Sold subject to development agreement to county residents for \$20,000.00. [May 9, 2022]
4. Parcel 31-002-340-083-00 57677 Cambria Street Calumet (Calumet Township)	2022 tax foreclosure. Purchased from the county treasurer for \$2,086.74 plus 2022 summer taxes. [July 11, 2022] Sold to county resident for \$3,100.00 plus \$30.00 deed recording fee. Property reverts to LBA if the existing structure is not demolished within one year and a new garage constructed within two years. [August 30, 2022]
5. Parcel 31-003-221-007-00 42299 Hancock Street Chassell (Chassell Township)	2022 tax foreclosure. Purchased from the county treasurer for \$3,720.76 plus 2022 summer taxes. [July 11, 2022]
6. Parcel 31-041-131-016-00 336 Seventh Street Calumet (Village of Calumet)	2022 tax foreclosure. Purchased from the county treasurer for \$2,035.89 plus 2022 summer taxes. [July 11, 2022]
7. Parcel 31-044-118-018-00 127 Kearsarge Street Laurium (Village of Laurium)	2022 tax foreclosure. Purchased from the county treasurer for \$5,270.56 plus 2022 summer taxes. [July 11, 2022] Sale subject to development agreement to county resident has fallen through. [October 5, 2022]
8. Parcel 31-003-208-001-00 42108 Willson Memorial Drive Chassell (Chassell Township)	Former Chassell Mercantile building, collapsed and blighted. At the request of Chassell Township, the LBA agreed to accept this property from the present owners at no cost, with proof of the release of the lien by the Township, the payment by the Township of any necessary taxes, and a formal agreement from a county resident that he will immediately accept the property as is for \$1.00 plus all applicable deed recording fees for the purposes of residential and commercial redevelopment. [February 9, 2022] Sale on hold pending approved redevelopment plan.
9. Parcel 31-003-221-008-00 42291 Hancock Street Chassell (Chassell Township)	Donated to the LBA on September 13, 2022.

Table 1: **2022 LBA Property Transactions** (continued)

<u>Property Address</u>	<u>2022 Transactions</u>
10. Parcel 31-042-101-014-00 106 Ahmeek Street Copper City (Village of C City)	Donated to the LBA. [August 30, 2022]
11. Parcel 31-041-109-007-00 102 Sixth Street Calumet (Village of Calumet)	Donated to the LBA. [December 6, 2022]

Table 2: 2022 LBA Property Inventory

<u>Property Address</u>	<u>Comments/Status</u>
1. Parcel 31-001-400-111-00 Sixth Avenue Trimountain (Adams Township)	Vacant land. Assessor's Plat of Trimountain. Candidate for cleanup and redevelopment. The LBA has appealed to Adams Township for assistance with affecting a positive outcome for the property. For sale signs have been placed on the property.
2. Parcel 31-002-120-016-00 26364 Atlantic Street Laurium (Calumet Township)	Vacant land. Florida's Addition to Laurium. Blighted home has been demolished.
3. Parcel 31-002-420-111-00 57435 Fourth Street Calumet (Calumet Township)	Vacant land. Assessor's Plat of Blue Jacket Location. Blighted duplex has been demolished.
4. Parcel 31-002-420-112-00 57437 Fourth Street Calumet (Calumet Township)	Vacant land. Assessor's Plat of Blue Jacket Location. Blighted duplex has been demolished.
5. Parcel 31-002-520-004-70 25608 D Street Calumet (Calumet Township)	Blighted house. Assessor's Plat of Raymbaultown. Scheduled for demolition in 2023.
6. Parcel 31-003-208-001-00 42108 Willson Memorial Drive Chassell (Chassell Township)	Blighted and collapsed commercial property. Chassell. Formerly Chassell Mercantile. Transfer to developer anticipated in 2023.
7. Parcel 31-003-221-007-00 42299 Hancock Street Chassell (Chassell Township)	Residential home. First Addition to Chassell.
8. Parcel 31-003-221-008-00 42291 Hancock Street Chassell (Chassell Township)	Blighted and collapsed church. First Addition to Chassell.
9. Parcel 31-004-006-003-00 Crystal Lake Road Sidnaw (Duncan Township)	Sliver of vacant land. Approximately 0.1 acre. Candidate for side lot disposition.
10. Parcel 31-010-524-004-00 18870 Superior Location Houghton (Portage Township)	Vacant land. Village of Superior.
11. Parcel 31-014-657-014-00 Arcadia (Torch Lake Township)	Vacant land. Village of Arcadia. Candidate for side lot disposition.
12. Parcel 31-014-660-010-00 Arcadia (Torch Lake Township)	Vacant land. Village of Arcadia. Candidate for side lot disposition.
13. Parcel 31-041-105-014-00 14. Parcel 31-041-105-015-00 426 Fifth Street Calumet (Village of Calumet)	Blighted commercial property. Village of Calumet. Formerly Erkkila's Garage. DEQ/EGLE environmental assessment has been completed. Ongoing environmental concerns involving adjacent property. Scheduled for demolition in 2023.

Table 2: **2022 LBA Property Inventory** (continued)

<u>Property Address</u>	<u>Comments/Status</u>
15. Parcel 31-041-109-007-00 102 Sixth Street Calumet (Village of Calumet)	Roofless sandstone structure. Village of Calumet. Herman Flats. Priority candidate for stabilization and renovation.
16. Parcel 31-041-121-010-00 439 Pine Street Calumet (Village of Calumet)	Blighted commercial property and environs. Village of Calumet. Formerly The Rose & The Thorn. These seven (7) parcels include an unoccupied storefront on the northeast corner of Fifth Street and Pine Street and several adjacent vacant lots within the Village of Calumet. A previous storage agreement with a local non-profit has expired. Scheduled for partial demolition and stabilization in 2023.
17. Parcel 31-041-121-010-10	
18. Parcel 31-041-121-010-20	
19. Parcel 31-041-121-010-30	
20. Parcel 31-041-121-011-00	
21. Parcel 31-041-121-012-00	
22. Parcel 31-041-121-013-00 451 Pine Street and environs Calumet (Village of Calumet)	
23. Parcel 31-041-128-007-00 511 Fifth Street Calumet (Village of Calumet)	Former shophouse. Village of Calumet. Priority candidate for renovation. Could potentially be moved to the 400 block of Fifth Street.
24. Parcel 31-041-128-009-00 501 Pine Street Calumet (Village of Calumet)	Blighted commercial property. Village of Calumet. Formerly Sullivan’s Livery and M&M Painting. Northwest corner of Fifth Street and Pine Street. DEQ/EGLE environmental assessment has been completed. Scheduled for at least partial demolition in 2023.
25. Parcel 31-041-129-004-50 425 Fifth Street Calumet (Village of Calumet)	Blighted sandstone building. Village of Calumet. Priority candidate for continued stabilization and renovation.
26. Parcel 31-041-131-016-00 336 Seventh Street Calumet (Village of Calumet)	Ruins of former church. Village of Calumet. Formerly St. John the Baptist Church, destroyed by fire in 2018. Scheduled for complete cleanup of rubble and site in 2023.
27. Parcel 31-042-101-014-00 106 Ahmeek Street Copper City (Village of C City)	Vacant land. Village of Copper City.
28. Parcel 31-044-104-005-00 116 Osceola Street Laurium (Village of Laurium)	Vacant land. Village of Laurium. Blighted structure has been demolished.
29. Parcel 31-044-116-002-00 206 Hecla Street Laurium (Village of Laurium)	Mixed-use building. Village of Laurium. Priority candidate for renovation.

Table 2: 2022 LBA Property Inventory (continued)	
<u>Property Address</u>	<u>Comments/Status</u>
30. Parcel 31-044-118-018-00 127 Kearsarge Street Laurium (Village of Laurium)	Residential duplex. Village of Laurium.
31. Parcel 31-045-107-014-00 29 First Street South Range (Village of S Range)	Vacant land. Village of South Range. Previous structure has been demolished.

Other than the grants and gifts noted herein, the LBA receives no outside funding for its operations. At the close of 2022 the LBA’s bank account contained a balance of \$50,422.43.

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

Questions regarding this report should be addressed to:

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