



2023 ANNUAL REPORT

MARQUETTE COUNTY LAND BANK AUTHORITY

INTRODUCTION

The mission of the Marquette County Land Bank Authority (MCLBA) is to work collaboratively with local governmental units and community organizations in determining the best way to return tax-foreclosed properties to the tax roll, while eliminating blight, providing affordable housing and economic development opportunities, and revitalizing communities.

MEMBERSHIP

- Jaqueline Solomon, Chair
- Crystal Berglund, Vice Chair
- Debbie Pellow, Secretary/Treasurer
- Ken Kaiser, Member
- Karen Alholm, Member
- Anne Giroux, Executive Director

2023 FINANCIAL REPORT

REVENUE	
SALE OF PROPERTY	\$4,700
HOUSING SALES	\$396,494
MISSING MIDDLE GRANT	\$100,000
GRANT/CONTRIBUTIONS-TARGET MARKET ANALYSIS	\$71,500
CONTRIBUTIONS-HOUSING SPECIALIST	\$25,000
BLIGHT ELIMINATION GRANT (ROUND 1)	\$196,391
INTEREST INCOME	\$4,855
LAND BANK SPECIFIC TAX (5/50)	\$7,748
TRANSFER FROM FORECLOSURE FUND	\$53,192
TOTAL REVENUE	\$859,880
EXPENSES	
ADMINISTRATIVE SERVICES	\$8,000
MEMBERSHIPS	\$500
TRAVEL	\$1,583
INSURANCE	\$1,677
LEGAL, TITLE & RECORDING SERVICES	\$9,912
AUDIT COSTS	\$480
MISC. EXPENSE	\$57
PROPERTY MAINTENANCE & GROUNDS EXPENSE	\$1,590
DEMOLITION	\$226,809
TARGET MARKET ANALYSIS	\$66,500
HOUSING CONSTRUCTION	\$457,268
PROPERTY TAXES	\$6,210
TOTAL EXPENSES	\$780,586
NET	\$79,294
2022 FUND BALANCE	\$443,501
2023 PROJECTED FUND BALANCE	\$522,795
HOUSING CONSTRUCTION RESERVE	\$250,000

2009-2023 HIGHLIGHTS

- 197** Total Parcels Acquired
- 110** Blighted Structures Demolished
- 69** Side Lot Transfers
- 78** Sales to Private Ownership
- 17** Parcels Currently in Inventory
- 3** New Housing Units Constructed

MISSING MIDDLE

In 2023, the Marquette County Land Bank Authority, in partnership with Marquette County Habitat for Humanity, received a Michigan State Housing Development Authority Missing Middle grant to assist with the construction of six single-family, attainably priced homes. Two of those homes were constructed and sold by the Land Bank in 2023.



STATE LAND BANK AUTHORITY BLIGHT ELIMINATION FUNDING

ROUND 1

The first round of Blight Elimination funding, announced in early 2023 resulted in an award of \$200,000. The Land Bank used these funds to:

- Demolish a vacant church in the City of Ishpeming
- Demolish a blighted garage in the City of Marquette
- Demolish a tax foreclosed, blighted house in the City of Ishpeming
- Replace the roof at the Howard Oil Building at the RAMBA trail head in the City of Ishpeming



ROUND 2

The second round of funding was awarded on a competitive basis. The Land Bank submitted an application to stabilize the Vista Theatre building in the City of Negaunee and was happy to receive an award for \$435,424 for this work which will be completed in 2024.



ROUND 3

The third round of funding resulted in \$500,000 being awarded to the land bank in the fall of 2023. Those funds will be spent on various projects in 2024-2026.

ROUND 4

Round four is a competitive process for which the Land Bank submitted three applications in December 2023. Announcements are expected in early 2024.

LOOKING AHEAD

In 2023, the MCLBA received a Michigan Department of Agriculture and Rural Development (MDARD) grant to conduct a Housing Target Market Analysis which will be completed in early 2024. The objective of this analysis is to measure the market potential for new housing based on the lifestyle and demographics of migrating households. This data will aid in identifying gaps in housing stock in the County and help with planning for future housing development.

Additionally, the MCLBA was awarded a \$50,000 Rural Readiness grant which, along with contributions from InvestUP, the Lake Superior Community Partnership, and the Community Foundation of Marquette County, will fund a new Housing Specialist position. The Housing Specialist will begin in January 2024 to work with various partners to enhance the housing landscape in the County.