

**COUNTY HELD PROPERTIES COMMITTEE
MEETING
SEPTEMBER 9, 2025**

The County Held Properties Committee held a Meeting on Wednesday, September 9, 2025 at 2:00 p.m. in the 5th Floor Conference Room of the Courthouse, City of Houghton with the public viewing in person and by Microsoft Teams.

Call to Order:

The meeting was called to order by Commissioner Keranen at 2:00 p.m.

Roll call:

The Committee members introduced themselves. The members are: Commissioner Glenn Anderson, Jeff Goulette, Mario Paoli, Commissioner Keranen, Adam Laplander, Andy Moyle. Jennifer Kelly, County Clerk was assisting in taking minutes. By Microsoft Teams: Jaikob Djerf, and Ryan Heinonen.

Also in attendance was David Mattila, Marty Raffaelli and Derek Bradway.

Approval of Agenda/Additions:

A Motion was made by Curt Judson and seconded by Jeff Goulette to approve the agenda as presented.

The Motion carried by a voice vote. Ayes 9, Nays 0.

Public Comments:

David Mattila stated there was no proper procedure for the meeting as the meeting was not posted within 18 hours and questioned who chose the members of the Committee.

Commissioner Keranen stated that himself and Commissioner Anderson were put in charge of setting up this Committee.

New Business:

1. Discuss the County Held properties in Houghton County

Commissioner Anderson stated the Committee needs to look at the value of the Counties assets. He discussed how the Marina has DNR grants, the value of the Transfer Station and Canal View. He stated there are 197 beds at Canal View.

Marina: Jeff Goulette stated there are 54 docks and 27 slips and 6 transients. Jeff will go through the slips which are \$1.80/foot. Jeff will contact the DNR and get a summary of all the grants that have been done for the Marina through the DNR and will update the Committee at the next meeting.

Commissioner Anderson discussed the possibility of developing the area on the north side of the marina and someone putting up townhouses or condos. Franklin Township provides the water to the Marina. Jeff stated the County owns approximately 20' on the other side of the fence by the house. Jaikob Djerf will get information on the property and get a legal description.

Mario Paoli discussed their rates at their marina. He stated they are much higher than the County rates. They have 50 slips and hope to get fuel in the spring.

Andy Moyle stated excess land can be developed.

Commissioner Anderson stated the Committee should know how much the County would owe on the grants.

Jaikob stated a survey would need to be done on the property for exact figures. He can get an estimate.

Canal View:

Adam Laplander stated there are currently 135 residents at Canal View. The maximum capacity is 197. They are licensed for 197. They have had a hard time with staffing. There are approximately 250 employees and 18 temporary employees. There is a need for CNAs and nurses. They received a grant through the State during COVID, and there are not many grants to apply for now. If they sold the property, they would sell all 197 beds. He discussed no debt, pension liability, maintenance of effort. It is a State tax-provider tax. There is a liability for transferring ownership. The maintenance of effort is just for Medicaid beds due to Medicaid reimbursement. There is an “inquiring” list which has about 100 people on it. They check with the people on the list to see if they want to remain on the list. They have been short on CNAs and nurses. Their 2 year plan is to be at 165 beds. CNAs currently make approximately \$21.00 per hour starting pay. He would like an appraisal to be done. He discussed their cash balance of \$12 million, and their budget of \$25 million.

Ryan Heinonen, Portage Pointe discussed the hazard pay of \$3.40 per hour and stated it should continue. They currently have 60 beds that are full at 97% occupancy. Portage Pointe is still interested in acquiring an additional 20 beds without buying the beds. They have a 20 bed Medicaid waiver for an expansion.

Transfer Station:

Curt Judson stated the Transfer Station is profitable. He knows rates will go up. They average about 300-400 vehicles per day. They take approximately 9-12 full home demolitions a year. They average about 225-275 per day of citizens bringing their stuff to the Transfer Station. He discussed a furniture shredder but the cost is \$1.2 million and would require a separate building. He discussed the need for another scale.

Commissioner Anderson stated an appraisal should be done at the Transfer Station.

2. Set future meeting dates and times

Commissioner Keranen will set a future meeting.

Public Comments:

David Mattila suggested selling the Sharon Avenue Property, and to look into the Airport and all other County owned properties and not choose just a few.

Commissioner Keranen discussed the Road Commission land, and Craig Waddell’s comments at Tuesday’s Board meeting.

Derek Bradway thanked the Committee for discussing the County Held properties.

Adjournment:

A Motion was made by Joel Keranen and seconded by Mario Paoli to adjourn at 2:55 p.m.

The Motion carried by a voice vote. Ayes 9, Nays 0.

Joel Keranen

Glenn Anderson

Jennifer Kelly, County Clerk

APPROVED _____

JK