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The County Press

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Former Durakon site avoids foreclosure

Questions remain about future of site, building

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Photo by Andrew Dietderich

T.K. Lapeer L.L.C. avoided losing the former Durakon Industries building and property by paying its overdue 2015 taxes.

LAPEER — With just hours to go before becoming property of Lapeer County, a $34,000 overdue tax bill was paid by the owner of the former Durakon Industries building and property in Mayfield Township.

Amy Stearns, land management account clerk, Lapeer County Treasurer/ Equalization, confirmed at about 1 p.m. Monday that the overdue taxes from 2015 had just been paid.

The owner of the property T.K. Lapeer L.L.C. had until the end of the day Monday to pay the bill totaling slightly more than $34,000.

Had the bill not been paid, the building and property along M-24 would have been owned by the county.

It would have then be sold at public auction, Stearns said, adding the auction usually takes place in August or September.

Despite the payment, questions remain about the future of the site and building.

The Lapeer County Circuit Court was asked March 23 to enter a default judgment regarding a "complaint for injunctive relief" filed Feb. 15 on behalf of Mayfield Township by its attorney, Michael Gildner.

The complaint says township officials have been trying to inspect the property since late 2014, only to be ignored.

Further, it says not granting the access is "in violation of the Mayfield Township Fire Code."

"There is a very high likelihood that a finder of fact would determine that (T.K. Lapeer's) structure, in its current state, violates the dangerous building ordinance because it has been abandoned without maintenance and because portions of the building have collapsed, are open to the elements, and are accessible to trespassers," the complaint states.

The complaint also says, "The structure presents a hazard to not only (T.K. Lapeer), but also to the community at large, and an injunction is the only adequate remedy."

The court filing also makes mention of a lagoon system on the site, claiming a "high likelihood" it isn't being maintained pursuant to standards set by the Michigan Dept. of Environmental Quality.

Mayfield Township Supervisor Dianna Ireland and Clerk Julie Schlaud did not respond to an email asking about potential next steps regarding the pending legal action.

Kum Sadien, owner, T.K. Lapeer, did not respond by press time to an inquiry from *The County Press* regarding the taxes and/or any pending developments at the site.