JENNIFER M. GRANHOLM
GOVERNOR

STATE OF MICHIGAN

DEPARTMENT OF NATURAL RESOURCES

LANSING

REBECCA A. HUMPHRIES
DIRECTOR

April 6, 2009

TO:	Rebecca A. Humphries, Director
INFORMATION:	Natural Resources Commission
Transaction:	Sale of Dedicated State-owned Land Bois Blanc Island Gaylord Management Unit – Mackinac County Land Transaction Case #20080187
Sale:	0.60-acre, more or less
Description:	Mackinac County, Bois Blanc Township, T39N, R01W, Section 3: Huron Shores Subdivision, Lots 18-25 of Block 22.
Purchaser:	Bois Blanc Township, Mackinac County, Michigan
Sale Price:	$3,400.00 (includes transaction and appraisal fees)
Authority:	Act 451, Public Acts of 1994, as amended
Notice:	This item will appear on the Department of Natural Resources' (Department) April 27, 2009 Calendar, and is eligible for approval on May 4, 2009. The transaction was also posted in local newspapers as required by legislation.
Acquired:	The lots were acquired by tax reversion in 1928.
Minerals:	Will be retained by the State
Comments:	The desired parcels are on Bois Blanc Island in the Gaylord Management Unit, Mackinac County, approximately three miles northeast of the Bois Blanc Township Dock.

NATURAL RESOURCES COMMISSION
Keith J. Charters, Chair • Mary Brown • Hurley J. Coleman, Jr. • John Madigan • J. R. Richardson • Frank Wheatlake

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The Department recently sold a 6.0-acre parcel to Bois Blanc Township so that the Township may develop it as a township park. The 6.0-acre parcel was classified as a "Class 2" parcel during Phase II of the Land Consolidation Strategy as a parcel to be offered to local units of government with restrictions. This desired 0.60-acre parcel is located adjacent to the parcel recently conveyed, and also has been determined to be surplus with "Class 2" restrictions to be applied as specified in the recommendations below.

This proposal was recommended for approval by the Land Exchange Review Committee (LERC) on October 23, 2008. The LERC recommended that the Township be permitted to purchase the property with a restriction limiting the development of the parcel to outdoor recreation and support facilities only, and that the land must remain open to the general public. The value of "Class 2" parcels reflects the restrictions on future use.

The Land Exchange Facilitation Fund (LEFF) Act allows the Department to sell rights in land and deposit the proceeds in a fund which can then be used to acquire replacement property. Deposit of said proceeds will not cause the fund to exceed $2,500,000.00, as stipulated by legislation. Proceeds from the sale will be deposited in the LEFF.

Recommendations:

(1) That the 0.6-acre parcel be sold to the applicant for $3,400.00 with restrictions limiting the development of the parcel to outdoor recreation and support facilities only, and requiring that the land must remain open to the general public.

(2) That if, in the future, the Township requests, and the Department considers, removing development restrictions on the parcels, the property will be appraised at that time and the Township will pay the difference between the value of the land with and without the development and public use restrictions on the property.

(3) That the State retain the rights to aboriginal antiquities and minerals.

(4) That the proceeds be deposited into the LEFF.

David E. Freed, Chief
Land and Facilities

Lynne M. Boyd, Chief
Forest, Mineral and Fire Management

Russ Mason, Chief
Wildlife

Ronald A. Olson, Chief
Parks and Recreation

Kelley D. Smith, Chief
Fisheries

Arminda S. Koch
Resource Management Deputy

I approve the staff recommendations.

Rebecca A. Humphries
Director

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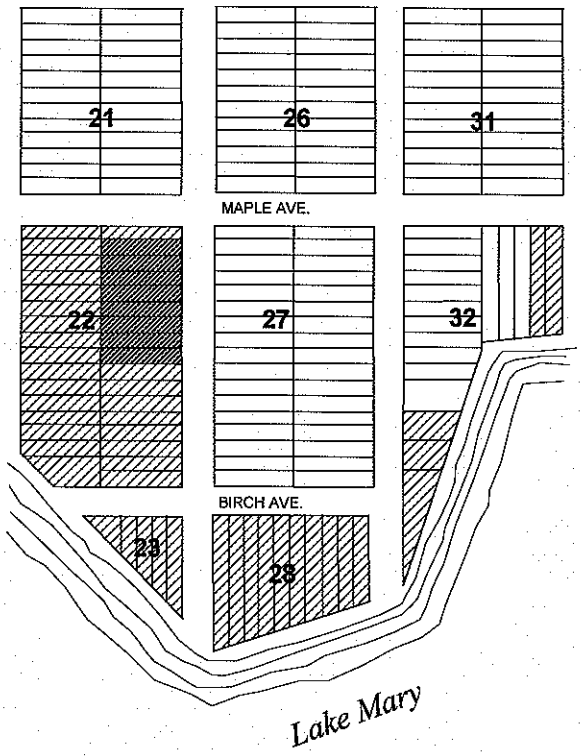
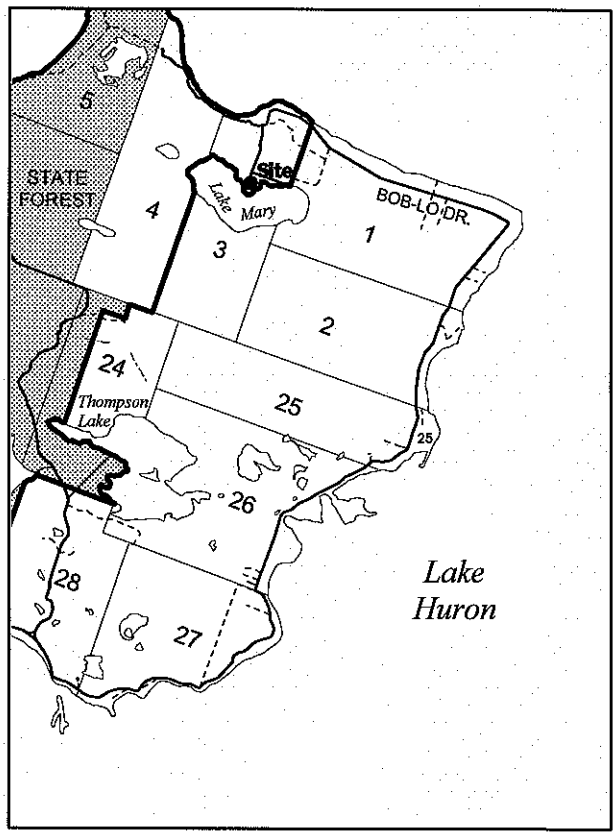
Date Approved

SALE OF DEDICATED STATE-OWNED LAND
Bois Blanc Island
Gaylord Management Unit - Mackinac County
Land Transaction Case #20080187

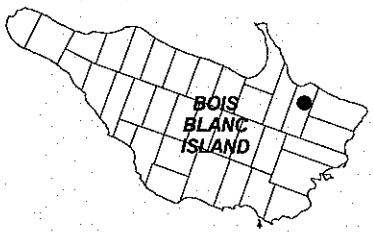




Regional Location

Bois Blanc Island
Section 3, T39N, R01W, Bois Blanc Township
Huron Shores Subdivision
Block 22, Lots 18-25

- State land to be sold (0.60 acre - $3,400.00)
- Applicant's land
- State land
- Private land



MACKINAC COUNTY

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