



RICK SNYDER
GOVERNOR

STATE OF MICHIGAN
DEPARTMENT OF NATURAL RESOURCES
LANSING



DR. WILLIAM E. MORITZ
DIRECTOR

May 16, 2016

TO: Dr. William E. Moritz, Director

INFORMATION: Natural Resources Commission

Transaction: Sale of Surplus DNR-Managed Land
Gaylord Management Unit – Charlevoix County
Land Transaction Case #20150034

Sale: 5.0 acres

Sale Price: \$20,650.00

Description: Charlevoix County, Melrose Township, T33N, R05W, Section 16:
As more completely described in the case file.

Applicant(s): Melrose Township, Walloon Lake, Michigan

Authority: Natural Resources and Environmental Protection Act, 1994 PA 451, as amended.

Notice: This item will appear on the Department of Natural Resources (Department) May 31, 2016, calendar, and is eligible for approval on June 7, 2016. The transaction is also posted in a local newspaper as required by statute.

Acquired: With State Game Funds in 1924.

Minerals: Mineral interests will be reserved by the state and the state will withhold a 50 percent royalty reservation on the grantee's gross proceeds from the sale of any sand and gravel.

Comments: The desired parcel is a 5-acre portion of a 40-acre parcel that the Department purchased in 1924. In 1941, the Department conveyed the entire 40-acre parcel to Melrose Township under the express condition that the land shall be used solely for reforestation and public park purposes, and, when they cease using the property for those purposes, it shall revert to the State of Michigan. The Township has asked that the Department extinguish the reverter clause on the 5-acre portion of the property so that the Township can develop a small scale drain field serving properties within its commercial zoning district. In order to extinguish a reverter clause on property that was originally purchased by the state, the township will re-convey the 5-acre parcel to the state and pay the sale price. Then, the state will deed the property back to the township without the reverter clause.

The Land Exchange Review Committee approved this transaction on November 10, 2015.

Proceeds will be deposited into the Land Exchange Facilitation Fund (LEFF) State Game Subfund. The LEFF allows the Department to sell rights in land and deposit the proceeds in a fund which can then be used to acquire replacement property.

Engagement: Public input was not sought because this is a transaction with a local unit of government.

Recommendation: (1) That the land be sold to the applicant for \$20,650.00.
(2) That the proceeds of the sale be deposited into the LEFF State Game Subfund.
(3) That the state retain mineral rights, aboriginal antiquities and withhold a 50 percent royalty reservation on the grantee's gross proceeds from the sale of any sand and gravel.



Russ Mason, Ph.D., Chief
Wildlife Division



Debbie Begalle, Acting Chief
Forest Resources Division



James L. Dexter, Chief
Fisheries Division



Ronald A. Olson, Chief
Parks and Recreation Division



William O'Neill
Natural Resources Deputy



Mark H. Hoffman
Chief Administrative Officer

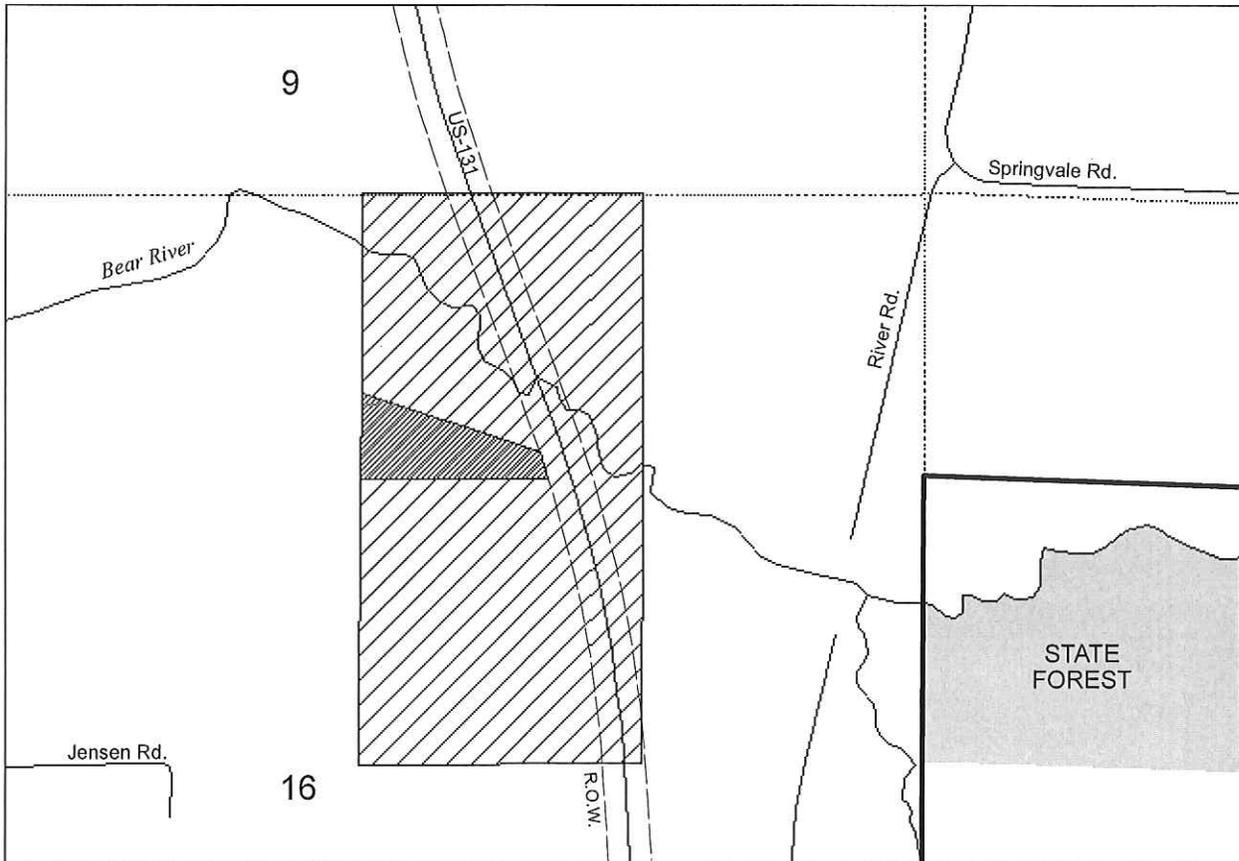
I approve the staff recommendations.

Dr. William E. Moritz
Director

Date Approved

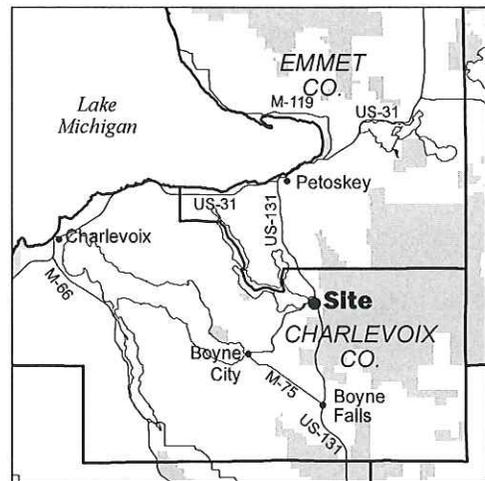
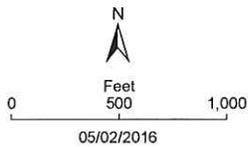
SALE OF SURPLUS DNR -MANAGED LAND

Gaylord Management Unit – Charlevoix County
Land Transaction Case # 20150034



Section 16, T33N, R05W, Melrose Township

- Surplus DNR land to be sold (5 acres)
- Township-owned land with DNR reverter
- State land
- Private land
- DNR Project Boundary



DNR Project Boundaries