



**House  
Legislative  
Analysis  
Section**

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**DNR LAND CONVEYANCES**

House Bill 4032 with committee amendment  
House Bill 4033 as introduced  
First Analysis (4-4-89)

Sponsor: Rep. John D. Pridnia  
Committee: State Affairs

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***THE APPARENT PROBLEM:***

The Presque Isle Conservation District would like to acquire some 270 acres of state-owned land in Presque Isle County, which it would manage as a public recreation facility. The property was acquired by the Department of Natural Resources (DNR) by Public Act 429 of 1984, under a land acquisition grant from the Recreational Land Acquisition Trust Fund, and is bordered on the west by the Mackinaw State Forest and on the east by U.S. 23 and Rogers City. The Trout River traverses 4,300 feet of the property, and includes a pond stocked annually with brown trout. Rogers City once expressed an interest in acquiring the property, but agreement was reached between the city and the department that the conservation district was financially better able to manage the property. Legislation was introduced during the past legislative session, and has been reintroduced, to allow the conservation district to acquire deed to the land.

The DNR has operated and maintained the former Wolverine Fish Rearing Station on the Sturgeon River in Cheboygan County, adjacent to the village of Wolverine. In 1975 the trout ponds became infected with a virus — "whirling disease" — which is fatal to young trout. The department was unable to disinfect the ponds, and they were filled in. Since then, the land has been leased to the village, which has made improvements and used it as a recreational park. The village would now like to acquire title to the property before more funds are invested. Since the site complements two other tracts previously acquired by the village for public use, the DNR has recommended that the property be conveyed to Wolverine.

***THE CONTENT OF THE BILL:***

The bills would authorize the Department of Natural Resources to convey two parcels of state land in Presque Isle and Cheboygan counties, respectively. The properties would each be conveyed by quitclaim deed for the consideration of \$1, with the state reserving all coal, oil, gas, and other mineral rights. Under the bills, each conveyance would specify that the property be used only for public park purposes, open to all residents of the state on the same terms, fees, and conditions. Upon termination of that use, or if used for any other purpose, title to the properties would revert back to the state, which would assume no liability for any improvements made.

House Bill 4032 would authorize the conveyance of 269.6 acres of dedicated state forest land adjacent to Rogers City, Presque Isle County, to the Presque Isle Soil Conservation District.

House Bill 4033 would authorize the conveyance to the village of Wolverine of a 29.5 acre site of state-owned land along the Sturgeon River in Cheboygan County.

***FISCAL IMPLICATIONS:***

According to the DNR, House Bill 4032 would result in savings for the state of \$2,213 per year for payments made in lieu of taxes, plus savings in administrative and police

protection costs. House Bill 4033 would have no fiscal implications for the state. (3-30-89)

***ARGUMENTS:***

***For:***

The first conveyance would relieve the state of the annual payments of \$2,213 that it makes in lieu of taxes for this land. The second conveyance would allow Wolverine to obtain local financial support to make improvements to a local park.

***SUGGESTED AMENDMENTS:***

According to a DNR spokesperson, the department's original recommendation to convey land to Wolverine contained a provision that the conveyance retain ingress and egress for the state to the Sturgeon River for fishing purposes. As written, House Bill 4033 would allow the village to restrict access to fishing.

***POSITIONS:***

The Department of Natural Resources supports the bills. (3-22-89)

Presque Isle County supports House Bill 4032. (3-28-89)

Rogers City supports House Bill 4032. (3-30-89)