



**House  
Legislative  
Analysis  
Section**

Olds Plaza Building, 10th Floor  
Lansing, Michigan 48909  
Phone: 517/373-6466

**EAST BAY TWP. CONVEYANCE**

**House Bill 5450 as introduced  
First Analysis (1-25-96)**

**Sponsor: Rep. Michelle McManus  
Committee: Regulatory Affairs**

***THE APPARENT PROBLEM:***

The Department of Natural Resources owns a parcel of property on Arbutus Lake in East Bay Township, Grand Traverse County. The lot has been managed since 1971 by the local government under a special use agreement between the township and the DNR and has been used primarily as a small boat launch. Over the years the township has made several improvements to the land, including a picnic area and paved parking lot. Since the township has made these improvements and been responsible for maintaining the property, it has asked that the DNR turn over full control of the property to the township.

Because of the nature of the property's original purchase the DNR is unable to transfer ownership of the property to the township for less than fair market value without legislation. At the request of the township, legislation has been introduced to allow for the transfer of the property between the DNR and East Bay Township for the purchase price of one dollar.

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

The bill would allow the Department of Natural Resources to convey property under its jurisdiction to East Bay Township, Grand Traverse County, for \$1.00. Conveyance would be by quitclaim deed approved by the attorney general, and the state would retain mineral rights to coal, oil, gas, and other nonmetallic minerals. The bill would specify that the property conveyed would have to be used for public purposes only and would revert back to state ownership if used for any other purposes. Revenue received would be deposited in the state treasury and credited to the general fund.

***FISCAL IMPLICATIONS:***

Fiscal information is not available at this time. (1-24-96)

***ARGUMENTS:***

***For:***

The property in question has been under the maintenance and control of the township since 1971, and the change in ownership would not alter that control. The township intends that the use of the property will remain essentially the same. Furthermore, the legislation would require that the township continue to use the land for a public purpose. And even if the township were to decide to change the nature of the property's use at some later date by eliminating the boat launch, public access to the lake would still be available since the DNR owns a larger boat launch nearby.

***POSITIONS:***

The Department of Natural Resources supports the bill. (1-24-96)

House Bill 5450 (1-25-96)

■ This analysis was prepared by nonpartisan House staff for use by House members in their deliberations, and does not constitute an official statement of legislative intent.