

# HOUSE BILL No. 5456

November 27, 2001, Introduced by Rep. Mortimer and referred to the Committee on Regulatory Reform.

A bill to authorize the state administrative board to convey certain property in Jackson county; to prescribe conditions for the conveyance; and to provide for disposition of the revenue from the conveyance.

## THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1       Sec. 1. The state administrative board, on behalf of the  
2 state, may convey to Blackman charter township and Leoni town-  
3 ship, in Jackson county, for consideration of not less than fair  
4 market value as determined under section 3, certain parcels of  
5 state owned property located in Jackson county, Michigan, which  
6 are described in section 2.

7       Sec. 2. (1) The parcel to be conveyed to Blackman charter  
8 township consists of 581.11 acres, of which 285.28 acres will be  
9 placed in a wetland bank, and is more particularly described as  
10 follows:

06000'01

DRM

1 Blackman Charter Township - Parcel # 000-08-13-101-001-01

2 Legal Description: SEC 13 EXC THEREFROM THE R/W OF GRAND TRUNK  
 3 RY BEING A STRIP OF LD 100 FT WIDE RUNNING IN A NELY AND SWLY  
 4 DIRECTION ACROSS SD SEC 13. ALSO EXC ALL THAT PART WH LIES N OF  
 5 GRAND TRUNK RR AND W OF THOMPSON LAKE DRAIN WHICH BELONGS TO THE  
 6 STATE OF MICHIGAN BUILDING AUTHORITY. ALSO BEG AT S 1/4 POST OF  
 7 SEC 14 TH N13 31' 46" W33.87 FT TO N R/W LN OF PARNALL RD TH N89  
 8 28' 14" E 715.14 FT TH NO 31' 46" W228.13FT TH N62 37'28" W 579  
 9 FT TH N27 22'32 " E 300 FT THE S62 37' 28" E 601.53 FT TH S33  
 10 22'32'W 124.06 TH S62 37' 28" E 373.71 FT TH N34 48' 44" E 710 FT  
 11 TH N56 18' 44" E 910 FT TH S33 41' 16" E 400 FT TH N56 18' 44" E  
 12 50 FT TO POB TH N33 41' 16" W 135 FT TH N56 18' 44" E 151 FT TH  
 13 N33 41' 16" W 166 FT TH N56 18' 44" E 600 FT TO E SEC LN OF SEC  
 14 14 TH S ALG SD SEC LN T NLY R/W LN OF GRAND TRUNK RR TH SWLY ALG  
 15 SD R/W TO BEG. ALSO THAT PART OF THE SE 1/4 OF THE SE 1/4 OF SEC  
 16 14 LYING S AND W OF SLY LN OR GRAND TRUNK RR. TS2 R1W SPLIT ON  
 17 1/12/2001 FROM 000-08-14-226-001-02 AND 000-08-13-101-001-00.

18 (2) The first parcel to be conveyed to Leoni township con-  
 19 sists of 369.78 acres, of which 2.29 acres will be placed in a  
 20 wetland bank, and is more particularly described as follows:

21 Leoni Township - Parcel # 000-09-18-100-001-00

22 SECTION 18 EXC THEREFROM RR R/W 100 FT WIDE ACROSS NW COR  
 23 THEREOF. ALSO EXC S 1/2 OF SE 1/4 OF SE 1/4 ALSO EXC NE 1/4 OF  
 24 SE 1/4. SEC 18 T2S R1E.

25 (3) The second parcel to be conveyed to Leoni township con-  
 26 sists of 354.08 acres, of which 31.11 acres will be placed in a  
 27 wetland bank, and is more particularly described as follows:

1 Leoni Township - Parcel # 000-09-07-201-001-00

2 W 1/2 OF NE 1/4 EXC THEREFROM THAT PART THEREOF LYING N AND W OF  
3 CEN OF PORTAGE RIVER ALSO S 1/2 OF NWFRL 1/4 EXC THEREFROM THAT  
4 PART THEREOF LYING N AND W OF CEN OF PORTAGE RIVER ALSO SWFRL 1/4  
5 EXC THEREFROM THE R/W OF GRAND TRUNK RAILWAY ALSO W 1/2 OF SE 1/4  
6 EXC THEREFROM THE R/W OF GRAND TRUNK RAILWAY ALSO SE 1/4 OF SE  
7 1/4 SEC 7 T2S R1E.

8       Sec. 3. The fair market value of the property described in  
9 section 2 shall be determined according to the property's highest  
10 and best value as of the date on which the parties enter into a  
11 binding purchase agreement for the property.

12       Sec. 4. The conveyances authorized under this act are  
13 subject to all of the following:

14       (a) The property is to be used by the grantees for an indus-  
15 trial park, with adjacent wetlands. The grantees, in cooperation  
16 with the enterprise group of Jackson, inc., intend to convey  
17 individual lots within that property to occupants of the indus-  
18 trial park and to remit to the state revenue from those sales  
19 until the fair market value determined under section 3 is paid to  
20 the state in full.

21       (b) The state will agree to receive the fair market value of  
22 the property in deferred payments in the manner described in sub-  
23 division (a), according to a formula agreed upon by the parties.

24       (c) The state and the grantees also shall agree to a date  
25 certain after which any portion of the proposed industrial park  
26 that has not been resold by the grantees, excluding wetlands,

1 shall revert to the state, with the state assuming no liability  
2 for any improvements made to that portion of the property.

3       Sec. 5. The conveyances authorized by this act shall be by  
4 quitclaim deed approved by the attorney general. The attorney  
5 general also shall prepare any other agreements or documents  
6 required by the provisions of section 3. The conveyances shall  
7 not reserve mineral rights to the state.

8       Sec. 6. The revenue received under this act shall be depos-  
9 ited in the state treasury and credited to the general fund.