

**SUBSTITUTE FOR
SENATE BILL NO. 1036**

A bill to authorize the department of technology, management, and budget to convey or transfer parcels of state-owned property in Ionia, Grand Traverse, and Tuscola Counties; to prescribe conditions for the conveyances; to provide for the powers and duties of certain state departments in regard to the property; and to provide for the disposition of revenue derived from the conveyances.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

- 1 Sec. 1. (1) The department of technology, management, and
2 budget, on behalf of this state, may convey by quitclaim deed or
3 transfer by affidavit of jurisdictional transfer all or portions of
4 state-owned properties now under the jurisdiction of the department
5 of corrections. The properties are described as follows:
6 (a) Property located in the City of Ionia, County of Ionia,

1 described as follows:

2 DEERFIELD CORRECTIONAL FACILITY PARCEL

3 Parcel of land situated in the City of Ionia, County of Ionia,
4 State of Michigan, and described as follows to-wit:

5 That part of the West 1/2 of the Southwest 1/4 of Section 25, T7N-
6 R7W, City of Ionia, County of Ionia, State of Michigan more
7 particularly described as: Beginning at the Southwest corner of
8 said Section 25, Town 7 North, Range 7 West; thence South 89°40'53"
9 East, along the South line of said Section 25, 1319.48 feet to the
10 West 1/8 line of the Southwest 1/4 of said Section 25 as
11 monumented; thence N00°34'03"E, along said 1/8 line as monumented,
12 711.67 feet to the extension of the centerline of an asphalt drive;
13 thence North 24°29'14" West, along said centerline and its
14 extension, 947.46 feet to the south line of a parcel recorded in
15 Liber 221 Page 522, Ionia County records; thence South 82°41'16"
16 West, along the south line of said parcel 244.38 feet; thence North
17 15°16'14" West, along the west line of said parcel, 310.00 feet to
18 the south right of way line of Riverside Drive as shown on survey
19 of Michigan Reformatory and the Ionia State Hospital dated August
20 13, 1929, thence South 74°43'46" West, along said south right of
21 way line, 450.26 feet; thence, continuing on said south right of
22 way line, on a 171.20 foot curve to the left, with a radius of
23 1113.28, and a chord bearing and distance of South 70°19'35" West
24 171.03 feet to the west line of said section 25; thence South
25 00°29'46" West, along said West line of section 25, 1658.38 feet to
26 the to the Point of Beginning. Parcel contains 46.30 acres of land,
27 more or less.

1 SUBJECT TO the public right-of-way of Harwood Road.
2 ALSO SUBJECT TO all agreements, covenants, easements, rights-of-
3 way, reservations and restrictions of record, if any.

4 (b) Property located in Fife Lake Township, Grand Traverse
5 County, described as follows:

6 CAMP PUGSLEY PARCEL 1

7 A parcel of land in the S 1/2 of section 20, T25N, R9W, Fife Lake
8 Township, Grand Traverse County, Michigan and more particularly
9 described as beginning at the S 1/4 corner of said section 20;
10 thence N89°59'58"W 2655.76 feet, on the south line of said section
11 20 to the SW corner of said section 20; thence N01°34'22"E 2640.75
12 feet, on the west line of said section 20 to the W 1/4 corner of
13 said section 20; thence N89°56'07"E 2646.87 feet, on the E-W 1/4
14 line of said section 20 to the center of said section 20; thence
15 N89°56'07"E 700.01 feet, on the E-W 1/4 line of said section 20;
16 thence S01°22'42"W 2644.06 feet, parallel with the N-S 1/4 line of
17 said section 20 to the south line of said section 20; thence
18 S89°58'41"W 700.00 feet, on the south line of said section 20 to
19 the point of beginning.

20 CAMP TUSCOLA PARCEL A

21 Property located at 2420 Chambers Road in the Township of Indian
22 Fields, Tuscola County, Michigan, described as:
23 A parcel of land in the W. 1/2 of Section 20, T12N, R9E, Tuscola
24 County, Michigan and more specifically described as commencing at
25 the southwest corner of said Section 20; thence N02°29'58"E 1596.20
26 feet, on the west line of said Section 20 to the point of beginning
27 of this description; thence N02°29'58"E 188.93 feet, on said west

1 section line to a point on the east bank of the Cass River; thence
 2 on a meander line on the east high bank of the Cass River on the
 3 next nine calls; thence N42°03'45"E 472.98 feet; thence N31°09'17"E
 4 592.87 feet; thence N32°30'22"E 138.73 feet; thence N29°45'45"E
 5 365.86 feet; thence N04°16'44"E 686.27 feet; thence N35°14'10"E
 6 441.67 feet; thence N14°41'05"E 256.84 feet; thence N05°28'20"E
 7 254.56 feet; thence N26°21'15"E 33.00 feet, to the centerline of
 8 Chambers Road; thence on the centerline of Chambers Road on a curve
 9 to the right 239.49 feet, with a central angle of 09°07'26" and a
 10 radius of 1503.96 feet; thence S54°31'19"E 28.21 feet, on the
 11 centerline of Chambers road; thence 365.44 feet on a curve to the
 12 right on the centerline of Chambers Road with a central angle of
 13 57°50'27" and a radius of 361.99 feet; thence S03°19'08"W 1533.95
 14 feet, on the centerline of Chambers Road; thence 476.60 feet on a
 15 curve to the right on the centerline of Chambers Road with a
 16 central angle of 71°32'44" and a radius of 381.68 feet; thence
 17 S74°51'52"W 532.06 feet, on the centerline of Chambers Road; thence
 18 218.50 feet on a curve to the left on the centerline of Chambers
 19 Road with a central angle of 16°23'40" and a radius of 763.61 feet;
 20 thence S58°28'12"W 549.53 feet, on the centerline of Chambers Road;
 21 thence 257.37 feet on a curve to the left on the centerline of
 22 Chambers Road with a central angle of 55°58'14" and a radius of
 23 263.46 feet, to the point of beginning. The above described parcel
 24 contains 40.09 acres, more or less. In addition, all bottom land
 25 between the above described meander line and the centerline of the
 26 Cass River shall be conveyed with this description. All bearings
 27 are relative and referenced to the west line of Section 20, from a

1 previously recorded survey in Liber 578, Page 1253, Tuscola County
2 Records.

3 All the foregoing is subject to restrictions, reservations, rights-
4 of-way, and easements of Record. This includes an easement reserved
5 and retained by the State of Michigan over, upon, and across the
6 part of the above described parcel for the purposes of accessing,
7 maintaining, and operating a water well and its appurtenances,
8 which is further described as follows:

9 Commencing at the southeast corner of Section 19, T12N, R9E,
10 Tuscola County, Michigan; thence N90°00'00"E 1643.25 feet; thence
11 N00°00'00"E 2580.27 feet, to the point of beginning and centerline
12 of a 30.00 foot wide strip of land, 15.00 feet either side of the
13 following described line; thence N86°56'53"W 581.28 feet; thence
14 N30°00'26"W 69.62 feet; thence N62°05'33"W 87.49 feet to the point
15 of ending of a 30.00 foot wide strip of land and the point of
16 beginning of a 135.00 foot wide strip of land, 55.00 feet left and
17 80.00 feet right of the following described line; thence
18 N62°05'33"W, 174.82 feet, to a point of ending on the east high
19 bank of the Cass River. All side lines of said described easement
20 line shall be shortened or lengthened to meet and to close on the
21 monumented described boundary of said parent parcel.

22 CAMP TUSCOLA PARCEL B

23 A parcel of land in the S.E. 1/4 of Section 19, T12N, R9E, Indian
24 Fields Township, Tuscola County, Michigan and more specifically
25 described as commencing at the S.E. corner of said Section 19;
26 thence N02°29'58"E 1732.13 feet, on the east line of said Section
27 19 to the point of beginning; thence N02°29'58" 53.00 feet, on the

1 east line of said section to a point on the easterly high bank of
 2 the Cass River; thence S55°02'11"W 688.28 feet, along said high
 3 bank to the northerly right of way of Washburn Road; thence
 4 N74°51'02"E 538.67 feet, on said right of way to the westerly right
 5 of way of Chambers Road; thence N02°29'58"E 66.40 feet, on said
 6 westerly right of way; thence 141.21 feet on the arc of a curve to
 7 the right, on the westerly right of way of Chambers Road with a
 8 central angle of 27°17'28" and a radius of 296.47 feet, to the
 9 point of beginning, containing 1.42 acres, more or less.

10 CAMP TUSCOLA PARCEL C

11 A parcel of land in the S.E. 1/4 of Section 19, T12N, R9E, Indian
 12 Fields Township, Tuscola County, Michigan and more specifically
 13 described as commencing at the S.E. corner of said Section 19;
 14 thence N87°24'11"W 874.10 feet, on the south line of said section;
 15 thence N00°00'00"E 1272.44 feet, to a point on the north right of
 16 way of Washburn Road and the point of beginning; thence S82°39'08"W
 17 835.36 feet, on the northerly right of way of Washburn Road to a
 18 point on the southeasterly high bank of the Cass River; thence
 19 N54°46'13"E 623.54 feet, on the high bank of the Cass River; thence
 20 S51°36'42"E 407.19 feet, on the high bank of the Cass River; thence
 21 to the point of beginning, containing 2.80 acres, more or less.

22 CAMP TUSCOLA PARCEL D

23 A parcel of land in the S.E. 1/4 of Section 19, T12N, R9E, Indian
 24 Fields Township, Tuscola County, Michigan and more specifically
 25 described as commencing at the S.E. corner of said Section 19;
 26 thence N87°24'11"W 33.00 feet, on the south line of said Section 19
 27 to the westerly right of way of Chambers Road and the point of

1 beginning; thence N02°29'58"E 1460.49 feet, on the westerly right
 2 of way of Chambers Road to the southerly right of way of Washburn
 3 Road; thence on the southerly right of way of Washburn Road on the
 4 next eight calls; thence S74°51'02"W 517.67 feet; thence 403.88
 5 feet on the arc of a curve to the right with a central angle of
 6 07°48'06" and a radius of 2966.08 feet; thence S82°39'08"W 835.36
 7 feet; thence 388.87 feet on the arc of a curve to the left with a
 8 central angle of 46°27'14" and a radius of 479.63 feet; thence
 9 S36°11'54"W 342.84 feet; thence 194.76 feet, on the arc of a curve
 10 to the left with a central angle of 08°28'17" and a radius of
 11 1317.22 feet; thence S27°43'37"W 397.00 feet; thence 44.10 feet on
 12 the arc of a curve to the left with a central angle of 02°24'42"
 13 and a radius of 1047.60 feet to the south line of said Section 19;
 14 thence S87°24'11"E 2498.45 feet, on the south line of said section
 15 to the point of beginning, containing 60.57 acres, more or less.

16 CAMP TUSCOLA PARCEL E

17 A parcel of land in the N.E. 1/4 of Section 30, T12N, R9E, Indian
 18 Fields Township, Tuscola County, Michigan and more specifically
 19 described as commencing at the N.E. corner of said Section 30;
 20 thence N87°24'11"W 1291.30 feet, on the north line of said Section
 21 30 to the point of beginning; thence N87°24'11"W 1207.15 feet, on
 22 the north line of said Section 30 to the easterly right of way of
 23 Washburn Road; thence 72.12 feet on the arc of a curve to the left,
 24 on the easterly right of way of Washburn Road, with a central angle
 25 of 03°56'40" and a radius of 1047.60 feet; thence S21°22'15"W
 26 276.19 feet, on the easterly right of way of Washburn Road; thence
 27 S87°24'11"E 1322.34 feet; thence N02°27'54"E 328.93 feet, to the

Senate Bill No. 1036 as amended June 12, 2018

1 point of beginning, containing 9.56 acres, more or less. In
2 addition, all bottom land between the above described high bank
3 line and the centerline of the Cass River shall be a part of this
4 description. All bearings are relative and referenced to the west
5 line of Section 20, from a previously recorded survey in Liber 578,
6 Page 1253, Tuscola County Records.
7 ALSO SUBJECT TO all agreements, covenants, easements, right-of-
8 ways, reservations and restrictions of record, if any.

[CARO PROPERTY

Surplus parcels of land owned by this state in sections 19 and 20 of
T12N, R9E, Indian Fields Township, Tuscola County, Michigan, generally,
not legally, described as follows:

Bounded on the west by Handy Road; on the north by W. Caro Rd.; and
to the east and south by the Cass River.

Bounded on the east and south by Chambers Road; and to the north
and west by the Cass River.]

9 (2) The department of technology, management, and budget shall
10 not convey property under this section unless the conveyance and
11 the terms of the conveyance have been approved by the state
12 administrative board.

13 (3) The descriptions of the property in subsection (1) are
14 approximate and, for purposes of the conveyances, are subject to
15 adjustments as the department of technology, management, and budget
16 or the attorney general considers necessary by survey or other
17 legal description.

18 (4) Real property conveyed or transferred under this section
19 includes all surplus, salvage, and personal property or equipment
20 remaining on the property on the date of the conveyance or
21 transfer.

22 (5) The state agency with jurisdiction over the real property
23 under this section is responsible for all expenses of maintaining
24 the property until the time of conveyance or transfer.

25 (6) The department of attorney general shall approve as to
26 legal form all deeds or affidavits of jurisdictional transfer
27 authorized by this section.

Senate Bill No. 1036 as amended June 5, 2018

1 (7) The department of technology, management, and budget may
2 transfer the property described in subsection (1), with or without
3 consideration, through jurisdictional transfer to another state
4 agency. If property is transferred under this subdivision, the
5 transfer must be made by an affidavit of jurisdictional transfer in
6 recordable form rather than a quitclaim deed.

7 (8) The department of technology, management, and budget may
8 transfer all or portions of the property described in subsection
9 (1) to the Michigan land bank fast track authority established
10 under section 15 of the land bank fast track act, 2003 PA 258, MCL
11 124.765. For properties or portions of properties conveyed to the
12 Michigan land bank fast track authority, the Michigan land bank
13 fast track authority shall do both of the following:

14 (a) Convey the property in accordance with the land bank fast
15 track act, 2003 PA 258, MCL 124.751 to 124.774.

16 (b) Deposit the net revenue received by this state or the
17 Michigan land bank fast track authority from the sale of property
18 under this subsection into the land bank fast track fund<<.

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20 >>

21 (9) The net revenue received from the sale of property under
22 this section must be deposited in the state treasury and credited
23 to the general fund, except as provided otherwise under subsection
24 (8).

25 (10) This state shall not reserve oil, gas, or mineral rights
26 to the property conveyed under this section. However, the
27 conveyance authorized under this section shall provide that, if the

1 purchaser or any grantee develops any oil, gas, or minerals found
2 on, within, or under the conveyed property, the purchaser or any
3 grantee shall pay this state 1/2 of the gross revenue generated
4 from the development of the oil, gas, or minerals. This payment
5 must be deposited in the general fund.

6 (11) This state reserves all aboriginal antiquities including
7 mounds, earthworks, forts, burial and village sites, mines, or
8 other relics lying on, within, or under the property with power to
9 this state and all others acting under its authority to enter the
10 property for any purpose related to exploring, excavating, and
11 taking away the aboriginal antiquities.

12 (12) If property conveyed under this section was used by this
13 state as a historical monument, memorial, burial ground, park, or
14 protected wildlife habitat area, it must be maintained and
15 protected for that purpose in perpetuity in accordance with
16 applicable law.

17 (13) If the property is used for any purpose that is
18 inconsistent with any restrictions under subsection (10), (11), or
19 (12), this state may reenter and repossess the property,
20 terminating the grantee's or successor's estate in the property.

21 (14) The department of technology, management, and budget may
22 require a grantee of a property conveyed under this section to
23 record the instrument of conveyance or jurisdictional transfer with
24 the applicable register of deeds and provide the department with a
25 recorded copy of the recorded instrument as a condition of closing.

26 (15) As used in this section, "net revenue" means the proceeds
27 from the sale of the property less reimbursement for any costs to

1 the department of technology, management, and budget or to the
2 Michigan land bank fast track authority associated with the sale of
3 property, including, but not limited to, administrative costs,
4 including employee wages, salaries, and benefits; costs of reports
5 and studies and other materials necessary to the preparation of
6 sale; environmental remediation; legal fees; and any litigation
7 costs related to the conveyance of the property.