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BILL ANALYSIS

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House Bill 4333 (Substitute S-1 as reported)

Sponsor: Representative John D. Pridnia

House Committee: State Affairs

Senate Committee: State Affairs, Tourism, and Transportation

Date Completed: 9-28-87

RATIONALE

The State and Caledonia Township have been investigating the possibility of realigning ownership of a parcel of land on Hubbard Lake in an attempt to streamline management of the parcel. The 3.01-acre State-owned parcel proposed for conveyance to Caledonia Township lies adjacent to an existing township park located on the north shore of Hubbard Lake in Alcona County. The Department of Natural Resources (DNR) has acquired additional public access sites on the east and south shores of Hubbard Lake and has turned over administration of the northerly 3.01-acre State-owned site to Caledonia Township. Legislation has been proposed to convey this land from the DNR to the Township.

In another proposed land conveyance, it has been requested by the State Police that, in exchange for an easement over a privately owned roadway in Manistee, necessary to gain access to a State Police radio tower, certain State-owned property be conveyed to the Carriage Inn, Incorporated, of Manistee.

CONTENT

The bill would authorize the following conveyances of State-owned land.

The first would authorize the Department of Natural Resources to transfer a 3.01-acre parcel in Alcona County to Caledonia Township for \$1. The conveyance would have to be by quitclaim deed approved by the Attorney General, and reserve to the State all rights to coal, oil, gas, and other minerals, and rights of ingress and egress for exploration and development purposes. The land would have to be used exclusively for public recreation and water access purposes and, upon termination of this use, title would revert immediately to the State. Revenue received from the conveyance would be deposited in the General Fund of the State Treasury.

The second would authorize the State Administrative Board, on behalf of the State Police, to convey to the Carriage Inn, Incorporated, of 2266 Red Apple Road, Manistee, Michigan, a very small parcel that is currently under the jurisdiction of the Department of State Police, in return for easement over a roadway owned by the corporation. The easement would be for the purpose of ensuring access by the State Police to a State Police radio tower. The Carriage Inn would be required to maintain the roadway over which the easement was located in a reasonable condition, including snow removal, to ensure access to the tower by the State Police. The conveyance of land would be by quitclaim deed approved by the Attorney General. The conveyance of the easement would have to be by an instrument approved by the Attorney General.

The bill would repeal Public Act 205 of 1973 which conveyed certain land in Manistee County from the Department of Natural Resources to Ralph Adamski.

FISCAL IMPACT

This bill would have no fiscal impact on State or local government.

ARGUMENTS**Supporting Argument**

The bill would allow land formerly used by the DNR for water access to Hubbard Lake to be transferred to Caledonia Township for park purposes. This action would streamline management of the area by allowing the township to own the land that it already manages, thus relieving the DNR of the administrative responsibility for a local park. In addition, the bill would ensure that the State Police had necessary access to a State Police tower over a privately-owned roadway.

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This analysis was prepared by nonpartisan Senate staff for use by the Senate in its deliberations and does not constitute an official statement of legislative intent.