

SENATE BILL No. 1558

November 3, 2010, Introduced by Senators GEORGE and GLEASON and referred to the Committee on Appropriations.

A bill to authorize the state administrative board to convey certain state-owned property in Genesee county; to prescribe conditions for the conveyance; to provide for certain powers and duties of certain state departments in regard to the property; and to provide for disposition of revenue derived from the conveyance.

THE PEOPLE OF THE STATE OF MICHIGAN ENACT:

1 Sec. 1. (1) The state administrative board, on behalf of the
2 state, may convey by quitclaim deed all or portions of certain
3 state-owned property now under the jurisdiction of the department
4 of education, commonly known as school for the deaf, and located in
5 the city of Flint, county of Genesee, Michigan, and more
6 particularly described as follows:

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PARCEL 1

A parcel of land located in Sections 8 and 9 of Indian Reservation of 11 Sections at The Grand Traverse on Flint River, City of Flint, Genesee County, Michigan; the surveyed boundary being described as Commencing at the Southwest corner of Section 24, Town 7 North, Range 6 East, City of Flint, Genesee County, Michigan; thence North $89^{\circ}32'40''$ East along the South line of said Section 24 a distance of 946.72 feet; thence North $00^{\circ}27'20''$ West perpendicular to the South line of said Section 24 a distance of 5,249.20 feet to the Northeast corner of The Plat of Woodcroft No. 1 as recorded in Liber 8, Pages 34-36 of Genesee County Records; thence South $21^{\circ}28'40''$ East (recorded South $20^{\circ}37'00''$ East) along the Easterly line of said Woodcroft No. 1 a distance of 50.78 feet to the Southerly right of way line of Miller Road; thence North $58^{\circ}29'55''$ East along the Southerly right of way line of Miller Road (recorded as North $58^{\circ}51'00''$ East) a distance of 304.66 feet to the Easterly right of way line of Hammerberg Road and the point of beginning of this description; thence South $21^{\circ}35'20''$ East along the Easterly line of Hammerberg Road (recorded South $21^{\circ}07'00''$ East) a distance of 1150.36 feet; thence North $58^{\circ}19'10''$ East a distance of 980.29 feet; thence North $50^{\circ}35'15''$ East a distance of 217.02 feet; thence North $83^{\circ}13'45''$ East a distance of 16.81'; thence North $02^{\circ}55'00''$ West a distance of 21.62 feet; thence North $12^{\circ}38'30''$ West a distance of 54.56 feet; thence North $22^{\circ}32'00''$ West a distance of 144.46 feet; thence North $00^{\circ}57'35''$ East a distance of 65.50 feet; thence North $09^{\circ}38'00''$ East a distance of 64.53 feet; thence North $12^{\circ}15'20''$ East a distance of 38.60 feet; thence on a non-tangent

1 curve to the right a distance of 71.75 feet, said curve having a
2 central angle of $20^{\circ}33'14''$, a radius of 200.00 feet, a chord of
3 71.36 feet bearing North $22^{\circ}19'20''$ East; thence North $38^{\circ}38'05''$
4 East a distance of 128.98 feet; thence North $45^{\circ}27'15''$ East a
5 distance of 91.14 feet; thence North $53^{\circ}20'00''$ East a distance of
6 116.37 feet; thence North $21^{\circ}12'15''$ East a distance of 46.87 feet;
7 thence North $46^{\circ}13'40''$ East a distance of 161.79 feet; thence North
8 $82^{\circ}23'50''$ East a distance of 95.46 feet; thence South $69^{\circ}44'00''$
9 East distance of 82.39 feet; thence South $49^{\circ}58'35''$ East a distance
10 of 117.53 feet; thence North $73^{\circ}41'15''$ East a distance of 104.52
11 feet; thence South $67^{\circ}27'45''$ East a distance of 58.44 feet; thence
12 on a non-tangent curve to the left a distance of 72.42 feet, said
13 curve having a central angle of $23^{\circ}42'32''$, a radius of 175.00 feet,
14 a chord of 71.90 feet bearing South $80^{\circ}57'30''$ East; thence North
15 $87^{\circ}47'40''$ East a distance of 28.22 feet; thence North $52^{\circ}53'30''$
16 East a distance of 75.71 feet; thence on a non-tangent curve to the
17 left a distance of 129.04 feet, said curve having a central angle
18 of $49^{\circ}17'21''$, a radius of 150.00 feet, a chord of 125.10 feet
19 bearing North $28^{\circ}51'20''$ East; thence North $07^{\circ}13'25''$ East a
20 distance of 92.16 feet; thence North $01^{\circ}22'00''$ East a distance of
21 22.55 feet; thence North $03^{\circ}00'45''$ West a distance of 88.50 feet
22 thence North $07^{\circ}43'45''$ East a distance of 66.36 feet; thence North
23 $25^{\circ}24'15''$ West a distance of 44.43 feet; thence on a non-tangent
24 curve to the right a distance of 69.55 feet, said curve having a
25 central angle of $49^{\circ}48'33''$, a radius of 80.00 feet, a chord of
26 67.38 feet bearing North $22^{\circ}31'00''$ East; thence South $72^{\circ}39'00''$
27 East a distance of 53.51 feet; thence North $43^{\circ}01'10''$ East a

1 distance of 42.54 feet; thence North 20°45'40" East a distance of
2 44.59 feet; thence North 09°05'35" East a distance of 35.35 feet;
3 thence North 21°02'35" East a distance of 63.16 feet; thence North
4 29°01'30" East a distance of 18.38 feet; thence North 17°03'10"
5 East a distance of 25.95 feet; thence North 22°18'55" East a
6 distance of 67.21 feet; thence North 28°24'35" East a distance of
7 66.38 feet; thence North 45°31'25" East a distance of 62.69 feet to
8 a point on the Westerly line of the Fenton and Bishop's Plat of
9 Outlots as recorded in Liber 14, Page 38 of Plats, Genesee County
10 Records; thence North 21°32'22" West along said Westerly line a
11 distance of 394.56 feet to a point on the Southerly right of way
12 line of Court Street; thence South 58°28'55" West along the
13 Southerly right of way line of Court Street (recorded South
14 58°50'00" West) a distance of 116.00 feet; thence South 31°31'05"
15 East perpendicular to the Southerly right of way line of Court
16 Street a distance of 343.24 feet; thence South 21°37'55" West a
17 distance of 186.15 feet; thence North 44°41'55" West a distance of
18 154.71 feet; thence South 60°59'50" West a distance of 28.99 feet;
19 thence North 59°50'20" West a distance of 70.27 feet; thence North
20 31°51'45" West a distance of 291.12 feet to a point on the
21 Southerly right of way line of Court Street; thence South 58°28'55"
22 West along the Southerly line of Court Street a distance of 66.34
23 feet; thence North 89°53'35" West along the Southerly line of Court
24 Street (recorded North 89°32'30" West) a distance of 827.56 feet;
25 thence South 51°15'25" West along the Southerly right of way line
26 of Miller Road (recorded South 51°36'30" West) a distance of 144.67
27 feet; thence on a curve to the left along the Southerly right of

1 way line of Miller Road a distance of 318.36 feet, said curve
2 having a central angle of $31^{\circ}03'37''$, a radius of 587.27 feet a
3 chord of 314.48 feet bearing South $35^{\circ}43'40''$ West (recorded South
4 $36^{\circ}04'45''$ West); thence South $20^{\circ}11'55''$ West along the Southerly
5 right of way line of Miller Road a distance of 244.83 feet
6 (recorded South $20^{\circ}33'00''$ West 244.83 feet); thence on a curve to
7 the right along the Southerly right of way line of Miller Road a
8 distance of 459.42 feet, said curve having a central angle of
9 $38^{\circ}18'00''$, a radius of 687.27 feet, a chord of 450.91 feet bearing
10 South $39^{\circ}20'55''$ West (recorded South $39^{\circ}42'00''$ West); thence South
11 $58^{\circ}29'55''$ West a distance of 807.72 feet (recorded South $58^{\circ}51'00''$
12 West) to the point of beginning of this description.

13 Appurtenant to said parcel is an easement for purposes of ingress
14 and egress more particularly described as: A parcel of land located
15 in Section 8 of Indian Reservation of 11 Sections at The Grand
16 Traverse on Flint River, City of Flint, Genesee County, Michigan;
17 the surveyed boundary being described as Commencing at the
18 Southwest corner of Section 24, Town 7 North, Range 6 East, City of
19 Flint, Genesee County, Michigan; thence North $89^{\circ}32'40''$ East along
20 the South line of said Section 24 a distance of 946.72 feet; thence
21 North $00^{\circ}27'20''$ West perpendicular to the South line of said
22 Section 24 a distance of 5,249.20 feet to the Northeast corner of
23 The Plat of Woodcroft No. 1 as recorded in Liber 8, Pages 34-36 of
24 Genesee County Records; thence North $58^{\circ}29'55''$ East a distance of
25 1103.54 feet along the centerline of Miller Road as established by
26 the Michigan Department of Transportation (recorded as North
27 $58^{\circ}51'00''$ East, 1103.54 feet); thence continuing along said

1 centerline on a curve to the left 426.00 feet, said curve having a
2 central angle of $38^{\circ}18'00''$, a radius of 637.27 feet, a chord of
3 418.11 feet bearing North $39^{\circ}20'55''$ East (recorded as radius of
4 637.27 feet, chord 418.10 feet bearing North $39^{\circ}42'00''$ East);
5 thence North $20^{\circ}11'55''$ East continuing along said centerline a
6 distance of 244.83 feet (recorded as North $20^{\circ}33'00''$ East 244.83
7 feet); thence continuing on said centerline on a curve to the right
8 345.46 feet, said curve having a central angle of $31^{\circ}03'35''$, a
9 radius of 637.27 feet, a chord of 341.25 feet bearing North
10 $35^{\circ}43'40''$ East (recorded as radius of 637.27 feet, chord 341.23
11 feet bearing North $36^{\circ}04'45''$ East); thence North $51^{\circ}15'25''$ East
12 continuing along said centerline a distance of 162.30 feet
13 (recorded as North $51^{\circ}36'30''$ East 158.66 feet) to a point on the
14 centerline of Court Street as established by the Michigan
15 Department of Transportation; thence South $89^{\circ}53'35''$ East along the
16 centerline of said Court Street a distance of 831.03 feet (recorded
17 as South $89^{\circ}32'30''$ East 837.65 feet); thence North $58^{\circ}28'55''$ East
18 along the centerline of said Court Street a distance of 52.18 feet
19 (recorded as North $58^{\circ}50'00''$ East); thence South $31^{\circ}51'45''$ East a
20 distance of 291.12 feet (recorded South $31^{\circ}10'00''$ East); thence
21 South $59^{\circ}50'20''$ East a distance of 70.27 feet (recorded as South
22 $59^{\circ}08'34''$ East 70.27 feet); thence North $60^{\circ}59'50''$ East a distance
23 of 28.99 feet (recorded as North $61^{\circ}41'37''$ East 28.99 feet); thence
24 South $44^{\circ}41'55''$ East a distance of 12.98 feet (recorded as South
25 $44^{\circ}00'10''$ East 12.98 feet) to the place of beginning of this
26 easement description; said easement being 25 feet in width being
27 12.5 feet each side of the following described centerline; thence

1 South 60°59'50" West a distance of 39.60 feet (recorded as South
2 61°41'37" West 39.60 feet); thence North 59°50'20" West a distance
3 of 170.43 feet (recorded as North 59°08'34" West 170.43 feet);
4 thence on a curve to the left a distance of 53.88 feet, said curve
5 having a central angle of 61°44'28", a radius of 50.00 feet, a
6 chord of 51.31 feet bearing South 89°17'25" West (recorded as a
7 curve with a radius of 50.00 feet with a chord of 51.31 feet
8 bearing South 89°59'08" West); thence South 58°25'05" West a
9 distance of 112.72 feet (recorded as South 59°06'51" West 112.72
10 feet) to the place of ending.

11 Said parcel also subject to an easement for ingress and egress more
12 particularly described as a parcel of land located in Section 8 of
13 Indian Reservation of 11 Sections at The Grand Traverse on Flint
14 River, City of Flint, Genesee County, Michigan; the surveyed
15 boundary being described as Commencing at the Southwest corner of
16 Section 24, Town 7 North, Range 6 East, City of Flint, Genesee
17 County, Michigan; thence North 89°32'40" East along the South line
18 of said Section 24 a distance of 946.72 feet; thence North
19 00°27'20" West perpendicular to the South line of said Section 24 a
20 distance of 5,249.20 feet to the Northeast corner of The Plat of
21 Woodcroft No. 1 as recorded in Liber 8, Pages 34-36 of Genesee
22 County Records; thence North 58°29'55" East a distance of 1103.54
23 feet along the centerline of Miller Road as established by the
24 Michigan Department of Transportation (recorded as North 58°51'00"
25 East, 1103.54 feet); thence continuing along said centerline on a
26 curve to the left 426.00 feet, said curve having a central angle of
27 38°18'00", a radius of 637.27 feet, a chord of 418.11 feet bearing

1 North 39°20'55" East (recorded as radius of 637.27 feet, chord
2 418.10 feet bearing North 39°42'00" East); thence North 20°11'55"
3 East continuing along said centerline a distance of 244.83 feet
4 (recorded as North 20°33'00" East 244.83 feet); thence continuing
5 on said centerline on a curve to the right 345.46 feet, said curve
6 having a central angle of 31°03'35", a radius of 637.27 feet, a
7 chord of 341.25 feet bearing North 35°43'40" East (recorded as
8 radius of 637.27 feet, chord 341.23 feet bearing North 36°04'45"
9 East); thence North 51°15'25" East continuing along said centerline
10 a distance of 162.30 feet (recorded as North 51°36'30" East 158.66
11 feet) to a point on the centerline of Court Street as established
12 by the Michigan Department of Transportation; thence South
13 89°53'35" East along the centerline of said Court Street a distance
14 of 730.58 feet (recorded as South 89°32'30" East 737.07 feet) to
15 the point of beginning of this easement description, said easement
16 being 25 feet in width being 12.5 feet each side of following
17 described centerline; thence South 00°14'15" East a distance of
18 57.31 feet (recorded as South 00°27'30" West 60.00 feet); thence
19 South 17°03'30" East a distance of 176.42 feet (recorded as South
20 16°21'46" East 176.42 feet); thence South 00°08'30" East a distance
21 of 223.22 feet (recorded as South 00°33'18" West 223.22 feet) to
22 the point of ending of this centerline description.

23 PARCEL 2

24 Property commonly referred to as Brown Hall described as follows: A
25 parcel of land located in Section 8 of Indian Reservation of 11
26 Sections at near The Grand Traverse on Flint River, City of Flint,
27 Genesee County, Michigan; the surveyed boundary being described as

1 commencing at the Southwest corner of Section 24, Town 7 North,
2 Range 6 East, City of Flint, Genesee County, Michigan; thence North
3 $89^{\circ}32'40''$ East along the South line of said Section 24 a distance
4 of 946.72 feet; thence North $00^{\circ}27'20''$ West perpendicular to the
5 South line of said Section 24 a distance of 5,249.20 feet to the
6 Northeast corner of The Plat of Woodcroft No. 1 as recorded in
7 Liber 8, Pages 34-36 of Genesee County Records; thence North
8 $58^{\circ}29'55''$ East a distance of 1,103.54 feet along the centerline of
9 Miller Road as established by the Michigan Department of
10 Transportation (recorded as North $58^{\circ}51'00''$ East, 1,103.54 feet);
11 thence continuing along said centerline on a curve to the left
12 426.00 feet, said curve having a central angle of $38^{\circ}18'00''$, a
13 radius of 637.27 feet, a chord of 418.11 feet bearing North
14 $39^{\circ}20'55''$ East (recorded as radius of 637.27 feet, chord 418.10
15 feet bearing North $39^{\circ}42'00''$ East); thence North $20^{\circ}11'55''$ East
16 continuing along said centerline a distance of 244.83 feet
17 (recorded as North $20^{\circ}33'00''$ East 244.83 feet); thence continuing
18 on said centerline on a curve to the right 345.46 feet, said curve
19 having a central angle of $31^{\circ}03'35''$, a radius of 637.27 feet, a
20 chord of 341.25 feet bearing North $35^{\circ}43'40''$ East (recorded as
21 radius of 637.27 feet, chord 341.23 feet bearing North $36^{\circ}04'45''$
22 East); thence North $51^{\circ}15'25''$ East continuing along said centerline
23 a distance of 162.30 feet (recorded as North $51^{\circ}36'30''$ East 158.66
24 feet) to a point on the centerline of Court Street as established
25 by the Michigan Department of Transportation; thence South
26 $89^{\circ}53'35''$ East along the centerline of said Court Street a distance
27 of 831.03 feet (recorded as South $89^{\circ}32'30''$ East 837.65 feet);

1 thence North 58°28'55" East along the centerline of said Court
2 Street a distance of 52.18 feet (recorded as North 58°50'00" East);
3 thence South 31°51'45" East a distance of 50.00 feet to the
4 Southerly right of way line of Court Street and the point of
5 beginning of his description; thence North 58°28'55" East along the
6 Southerly line of Court Street (recorded as North 58°50'00" East) a
7 distance of 248.00 feet; thence South 31°31'05" East perpendicular
8 to the Southerly right of way line of Court Street a distance of
9 343.24 feet; thence South 21°37'55" West a distance of 186.15 feet;
10 thence North 44°41'55" West a distance of 154.71 feet (recorded as
11 North 44°00'10" West 154.71 feet); thence South 60°59'50" West a
12 distance of 28.99 feet (recorded as South 61°41'37" West 28.99
13 feet); thence North 59°50'20" West a distance of 70.27 feet
14 (recorded as North 59°08'34" West 70.27 feet); thence North
15 31°51'45" West a distance of 241.12 feet (recorded as North
16 31°10'00" West) to the point of the beginning; said parcel
17 containing 2.086 acres.

18 (2) The description of the property in subsection (1) is
19 approximate and, for purposes of the conveyance, is subject to
20 adjustments as the state administrative board or the attorney
21 general considers necessary by survey or other legal description.

22 (3) The property described in subsection (1) shall only
23 include surplus, salvage, and scrap property or equipment
24 identified by the department of education and school for the deaf
25 as being included.

26 (4) The fair market value of the property described in
27 subsection (1) shall be determined by an appraisal prepared for the

1 department of technology, management, and budget by an independent
2 appraiser.

3 (5) Subject to subsection (6), the director of the department
4 of technology, management, and budget shall take the necessary
5 steps to prepare to convey the property described in subsection (1)
6 using any of the following at any time:

7 (a) Competitive bidding designed to realize the best value to
8 the state, as determined by the department of technology,
9 management, and budget.

10 (b) A public auction designed to realize the best value to the
11 state, as determined by the department of technology, management,
12 and budget.

13 (c) Real estate brokerage services designed to realize the
14 best value to the state, as determined by the department of
15 technology, management, and budget.

16 (d) A value for value conveyance negotiated by the department
17 of technology, management, and budget designed to realize the best
18 value to the state. In determining whether value for value
19 consideration for the property represents the best value, the
20 department may consider the fair market value or the total value
21 based on any positive economic impact to the state likely to be
22 generated by the proposed use of the property, especially economic
23 impact resulting in the creation of jobs or increased capital
24 investment in the state.

25 (e) Offering the property for sale for fair market value to a
26 local unit or units of government.

27 (f) Offering the property for sale for less than fair market

1 value to a local unit or units of government, subject to subsection
2 (9).

3 (g) Transferring or conveying the property to the land bank
4 fast track authority established under the land bank fast track
5 act, 2003 PA 258, MCL 124.751 to 124.774, for an amount of
6 consideration the director considers proper, fair, and valuable,
7 including a transfer or conveyance for no monetary consideration.

8 (6) Before offering the property described in section 1 for
9 public sale, the director of the department of technology,
10 management, and budget shall first offer the property described in
11 subsection (1), or any portion of that property, to Lurvey White
12 Ventures 1, LLC for consideration of not less than \$1,300,000.00,
13 for the construction and renovation of a new school for the deaf,
14 subject to subsection (7). Lurvey White Ventures 1, LLC shall have
15 the first right to purchase the property for a period of 180 days
16 after the effective date of this act. Conveyance of any portion of
17 the property to Lurvey White Ventures 1, LLC shall be subject to
18 the conditions prescribed in subsection (7) and is contingent upon
19 Lurvey White Ventures 1, LLC entering into lease number 11530 with
20 the state for possession of a portion of the property of
21 approximately 120,000 usable square feet of space, with an annual
22 base rent not to exceed \$2,060,000.00 for the department of
23 education for the purpose of providing school facilities for
24 educating the deaf.

25 (7) Any conveyance of the property to Lurvey White Ventures 1,
26 LLC authorized by subsection (6) shall provide for all of the
27 following:

1 (a) The property shall continue to be used exclusively for
2 education purposes.

3 (b) Lurvey White Ventures 1, LLC shall reimburse the state for
4 requested costs necessary to prepare the property for conveyance.

5 (c) The property shall be developed according to proposed and
6 approved specifications of the school for the deaf presented to the
7 department of technology, management, and budget, within 1 year of
8 the effective date of this legislation.

9 (d) Proof shall be provided to the department of technology,
10 management, and budget of the financial ability to complete the
11 project as proposed.

12 (e) Proposed project construction and occupancy must be
13 completed within 3 years of the effective date of this act.

14 (f) In the event of an activity inconsistent with subdivision
15 (a), (c), (d), or (e), the state may reenter and repossess the
16 property, terminating the grantee's or successor's estate in the
17 property.

18 (g) If the grantee or successor disputes the state's exercise
19 of its right of reentry and fails to promptly deliver possession of
20 the property to the state, the attorney general, on behalf of the
21 state, may bring an action to quiet title to, and regain possession
22 of, the property.

23 (h) If the state reenters and repossesses the property, the
24 state shall not be liable to reimburse any party for any
25 improvements made on the property.

26 (8) If the property is conveyed to Lurvey White Ventures 1,
27 LLC according to subsection (6), and if Lurvey White Ventures 1,

1 LLC intends to convey the property within 10 years after the
2 conveyance from the state, Lurvey White Ventures 1, LLC shall
3 provide notice to the department of technology, management, and
4 budget of its intent to offer the property for sale. The department
5 of technology, management, and budget shall retain a right to first
6 purchase the property, or any portion of the property being
7 offered, at the original sale price, or if a partition of the
8 property is being offered, the prorated sale price, within 90 days
9 of the notice. If the state waives its first refusal right, Lurvey
10 White Ventures 1, LLC shall pay to the state 40% of the difference
11 between the sale price of the conveyance from the state and the
12 sale price of the subsequent sale or sales to a third party.

13 (9) Any conveyance for less than fair market value authorized
14 by subsection (5)(f) shall provide for all of the following:

15 (a) The property shall be used exclusively for public purposes
16 and if any fee, term, or condition for the use of the property is
17 imposed on members of the public, or if any of those fees, terms,
18 or conditions are waived for use of this property, all members of
19 the public shall be subject to the same fees, terms, conditions,
20 and waivers.

21 (b) In the event of an activity inconsistent with subdivision
22 (a), the state may reenter and repossess the property, terminating
23 the grantee's or successor's estate in the property.

24 (c) If the grantee or successor disputes the state's exercise
25 of its right of reentry and fails to promptly deliver possession of
26 the property to the state, the attorney general, on behalf of the
27 state, may bring an action to quiet title to, and regain possession

1 of, the property.

2 (d) If the state reenters and repossesses the property, the
3 state shall not be liable to reimburse any party for any
4 improvements made on the property.

5 (e) The grantee shall reimburse the state for requested costs
6 necessary to prepare the property for conveyance.

7 (f) If the local unit of government grantee intends to convey
8 the property, or any portion of the property, within 10 years after
9 the conveyance from the state, the grantee shall provide notice to
10 the department of technology, management, and budget of its intent
11 to offer the property for sale. The department of technology,
12 management, and budget shall retain a right to first purchase the
13 property at the original sale price, or if a partition of the
14 property is being offered, the prorated sale price, within 90 days
15 after the notice. In the event that the state waives its first
16 refusal right, the local unit of government shall pay to the state
17 40% of the difference between the sale price of the conveyance from
18 the state and the sale price of the local unit's subsequent sale or
19 sales to a third party.

20 (10) The department of attorney general shall approve as to
21 legal form the quitclaim deed authorized by this section.

22 (11) The state shall not reserve oil, gas, or mineral rights
23 to the property conveyed under this section. However, the
24 conveyance authorized under this section shall provide that, if the
25 purchaser or any grantee develops any oil, gas, or minerals found
26 on, within, or under the conveyed property, the purchaser or any
27 grantee shall pay the state 50% of the gross revenue generated from

1 the development of the oil, gas, or minerals. This payment shall be
2 deposited in the general fund.

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

9 (13) The net revenue received from the sale of property under
10 this section shall be used first to retire outstanding debt
11 financed by the state building authority for the residential
12 facility on the property. Any funds remaining will then be used to
13 reimburse any money that has been financed by the state building
14 authority for special maintenance projects on the property. Any
15 funds remaining shall be deposited in the state treasury and
16 credited to the general fund. As used in this section, "net
17 revenue" means the proceeds from the sale of the property less
18 reimbursement for any costs to the state associated with the sale
19 of property, including, but not limited to, administrative costs,
20 including employee wages, salaries, and benefits; costs of reports
21 and studies and other materials necessary to the preparation of
22 sale; environmental remediation; legal fees; and any litigation
23 related to the conveyance of the property.

24 (14) Contingent upon the conveyance of the property as
25 authorized in subsection (6) and with the approval of the state
26 administrative board, the department of technology, management, and
27 budget is authorized to enter into a lease for possession of a

1 portion of the property of approximately 120,000 usable square feet
2 of space, with an annual base rent not to exceed \$2,060,000.00, for
3 the department of education for the purpose of providing school
4 facilities for educating the deaf. All documents regarding the
5 lease shall be approved as to legal form by the attorney general.
6 The initial lease entered into under this subsection is exempt from
7 the requirement of joint capital outlay subcommittee approval under
8 section 221(3) of the management and budget act, 1984 PA 431, MCL
9 18.1221.