



**House  
Legislative  
Analysis  
Section**

Manufacturer's Bank Building, 12th Floor  
Lansing, Michigan 48909  
Phone: 517/373-6466

**TRANSFER DNR PROPERTY IN OAKLAND CO.**

**House Bill 5861** as introduced  
First Analysis (9-25-90)

**Sponsor:** Rep. Claude Trim  
**Committee:** State Affairs

***THE APPARENT PROBLEM:***

The Department of Natural Resources (DNR) currently uses a 9.65 acre tract of land in Waterford Township, Oakland County, to store equipment. The property is located four miles northwest of Pontiac on the site of the former Drayton Plains State Fish Hatchery, and is bordered by the Clinton River and the Drayton Plains Nature Center. DNR intends to move its equipment to centralized facilities now under construction in the Pontiac Lake Recreation Area, and will have no further need of the property; Waterford Township, on the other hand, reportedly feels that it is crucial that the tract be retained as a public recreation area. The township's recreation department would also make use of an older residence and of storage buildings that would remain on the property. In addition, the owner of property that lies north of the tract has requested a 70-foot wide right-of-way, which would provide access to a proposed industrial park. Legislation is needed to convey the tract of land to Waterford Township.

addition, the department has been assured that final conveyance of the property would be delayed, if circumstances force the department to continue occupancy of its dwellings, until an orderly transition can be completed.

***POSITIONS:***

The Department of Natural Resources supports the bill. (9-20-90)

Waterford Township supports the bill. (9-24-90)

The Oakland County Board of Commissioners has no position on the bill. (9-24-90)

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

The bill would authorize the Department of Natural Resources to convey property in Oakland County to Waterford Township for consideration of \$1. Under the bill, the conveyance would reserve to the state all rights to coal, oil, gas, and other minerals, and would provide that the property be used by the township for public recreation purposes, open to all residents of the state on the same terms, fees, and conditions. Otherwise, title to the property would revert immediately to the state, with the state assuming no liability for any improvements made on it. The township would be authorized to grant a 70 foot right-of-way for road purposes to provide access to a proposed industrial park located to the north of the property. Should the access road be conveyed by the township, the state would be reimbursed for the right-of-way's fair market value.

***FISCAL IMPLICATIONS:***

According to the Department of Natural Resources, the bill would result in a savings to the state of approximately \$24 per year in payments in lieu of taxes on the property. (9-20-90)

***ARGUMENTS:***

***For:***

The bill would permit property — for which the Department of Natural Resources will soon have no further use — to be used for public recreation purposes. Waterford Township would inherit the responsibility for the land management costs of the property, and would be required to compensate the state for the fair market value of a 70-foot right of way it proposes to convey to an adjacent property owner. In