

HOUSE BILL No. 5927

May 19, 2004, Introduced by Reps. Hoogendyk, Drolet, Steil, Kooiman, Mortimer, Milosch, Sheen, Newell, Shackleton and Pastor and referred to the Committee on Regulatory Reform.

A bill to authorize the state administrative board to convey certain parcels of state owned property in Wayne county; to prescribe conditions for the conveyance; and to provide for disposition of revenue derived 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 for not less than fair market value certain
3 parcels of state owned property now under the jurisdiction of the
4 department of agriculture and located in the city of Detroit,
5 Wayne county, Michigan, commonly known as the Michigan state
6 fairgrounds and more particularly described as follows:

7 LEGAL DESCRIPTION - PARCEL 1 (Main Fairgrounds):

8 A parcel of land in the NE 1/4, NW 1/4 & SE 1/4 of Section 2 and
9 the NE 1/4 of Section 3, T1S R11E, City of Detroit, Wayne County,
10 Michigan and more particularly described as commencing at the

1 Northwest corner of said Section 2; thence $S01^{\circ}59'26''E$, 33.00
2 feet to the North line of Germans Montrose Park Subdivision and
3 the south right of way of Eight Mile Road; thence $N88^{\circ}00'34''E$,
4 1323.68 feet, on the north line of Germans Montrose Subdivision
5 to the Northeast corner of said Subdivision and the Point of
6 Beginning of this description; thence $N88^{\circ}00'34''E$, on the South
7 right of way line of Eight Mile Road, 1249.15 feet, to the
8 Southwesterly right of way of the Grand Trunk Western Railroad;
9 thence on said right of way on the next five calls; thence
10 $S31^{\circ}13'25''E$, 169.96 feet; thence $S44^{\circ}18'21''E$, 110.43 feet; thence
11 $S31^{\circ}13'25''E$, 2503.17 feet; thence $S01^{\circ}15'10''E$, 40.04 feet; thence
12 $S31^{\circ}13'25''E$, 226.77 feet to the centerline of State Fair Avenue
13 and the E-W 1/4 line of said Section 2; thence $N89^{\circ}08'56''E$, on
14 said E-W 1/4 Line, 17.39 feet; thence $S31^{\circ}13'25''E$, on the
15 westerly line of the Grand Trunk Westerly Railroad, 317.18 feet;
16 thence $S88^{\circ}51'19''W$, 280.64 feet; thence $N01^{\circ}19'28''W$, 275.02 feet
17 to the E-W 1/4 line of said Section 2; thence $S89^{\circ}08'56''W$,
18 1319.94 feet, on said E-W 1/4 line and centerline of State Fair
19 Avenue to the center of said Section 2; thence $S88^{\circ}32'46''W$,
20 1290.77 feet, on said E-W 1/4 line and centerline of State Fair
21 Avenue; thence $N01^{\circ}32'55''W$, 33.00 feet to the North line of State
22 Fair Avenue; thence $S88^{\circ}32'46''W$, 692.91 feet, on the North line
23 of State Fair Avenue to the Northeast right of way line of
24 Woodward Avenue; thence $N26^{\circ}34'10''W$, on said Woodward Avenue
25 right of way, 400.14 feet: thence along the boundary of the DNR
26 Pocket Park the following five calls: thence $N88^{\circ}09'24''E$, 291.51
27 feet; thence $N00^{\circ}25'49''$, 252.35 feet; thence $S88^{\circ}45'56''W$, 169.82

1 feet; thence N01°14'04"W, 13.00 feet thence S88°25'45"W; 251.61
2 feet to the Northeast right of way line of Woodward Avenue;
3 thence N26°34'10"W, 1033.60 feet, on said Woodward Avenue right
4 of way to the Southwest corner of lot #24, Plat of State Fair
5 Subdivision #2; thence N88°21'23"E, 1382.91 feet, on the south
6 line of said State Fair Subdivision #2; thence N01°41'24"W,
7 1008.30 feet, on the East line of said State Fair Subdivision #2
8 & the East line of said Germans Montrose Park Subdivision to the
9 point of beginning, containing 157.47 acres.

10 LEGAL DESCRIPTION - PARCEL 2 (South of the Railroad):

11 A parcel of land in the NE 1/4 of Section 2, T1S, R11E, City of
12 Detroit, Wayne County, Michigan; the boundary of said parcel
13 being described as commencing at the North 1/4 Corner of Section
14 2, T1S, R11E, Michigan Meridian; thence N 88°00'34"E, along the
15 North Section line, 30.11 feet; thence S 31°13'25"E, along the
16 Northeasterly right of way of the Grand Trunk Western Railroad,
17 1538.78 feet to the POINT OF BEGINNING; thence N 88°05'49"E,
18 537.23 feet; thence S 01°15'10"E, 937.64 feet; thence N
19 31°13'25"W, along said right of way line, 1075.34 feet to the
20 point of beginning; said parcel contains 5.78 acres.

21 Sec. 2. The descriptions of the parcels in section 1 are
22 approximate and for purposes of the conveyance are subject to
23 adjustments as the state administrative board or the attorney
24 general considers necessary by survey or other legal
25 description.

26 Sec. 3. The fair market value of the property described in
27 section 1 shall be determined by an appraisal prepared by an

1 independent appraiser.

2 Sec. 4. The sale of the property described in section 1
3 shall be conducted in a manner designed to realize the highest
4 price from the sale or the highest value to the state. The sale
5 of this property shall be done in an open manner that utilizes 1
6 or more of the following:

- 7 (a) A competitive sealed bid.
- 8 (b) Real estate brokerage services.
- 9 (c) A public auction.

10 Sec. 5. A notice of a sealed bid, public auction sale, or
11 use of broker services regarding the property described in
12 section 1 shall be published at least once in a newspaper as
13 defined in section 1461 of the revised judicature act of 1961,
14 1961 PA 236, MCL 600.1461, not less than 10 business days before
15 the sale. The notice shall describe the general location and
16 size of the property to be offered, highlights of the general
17 terms of the offer, and directions on how to get further
18 information about the property, as available, prior to the sale.
19 The notice shall also list the date, time, and place of the sale
20 or bid opening.

21 Sec. 6. The conveyance authorized by this act shall be by
22 quitclaim deed prepared and approved by the attorney general,
23 subject to easements and other encumbrances of record. The
24 quitclaim deed shall provide for both of the following:

- 25 (a) The state reserves all rights in aboriginal antiquities,
26 including mounds, earthworks, forts, burial and village sites,
27 mines, or other relics, including the right to explore and

1 excavate for the aboriginal antiquity by the state or its
2 authorized agents.

3 (b) The state does not reserve the mineral rights to the
4 property conveyed under this act. However, if the purchaser or
5 any grantee develops any minerals found on, within, or under the
6 conveyed property, the purchaser or any grantee shall pay 1/2 of
7 the gross revenue generated from the development of the minerals
8 to the state, for deposit in the state general fund.

9 Sec. 7. The revenue received from the sale of property
10 under this act shall be deposited in the state treasury and
11 credited to the general fund.