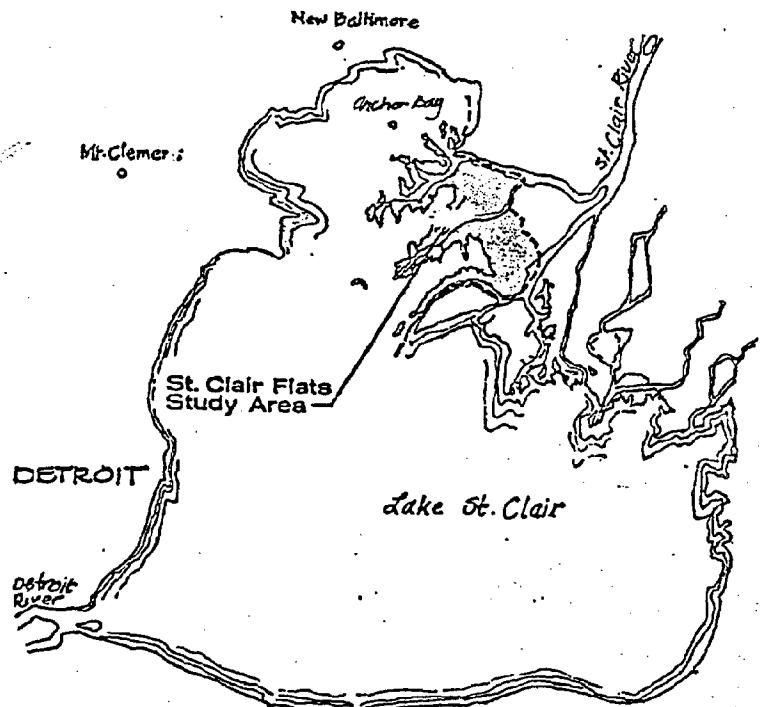


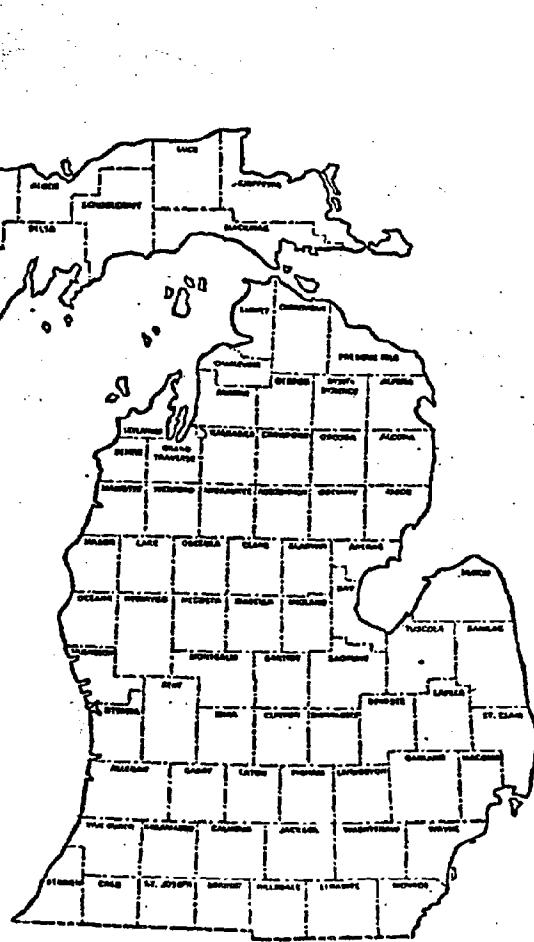
SUMMARY REPORT

ST. CLAIR FLATS WILDLIFE AREA



1984/1985

STATE-WIDE SUBMERGED LANDS



**MICHIGAN DEPARTMENT
OF NATURAL RESOURCES**

MICHIGAN DEPARTMENT OF NATURAL RESOURCES

INTEROFFICE COMMUNICATION

November 5, 1986

TO: Karl Hosford, Chief, Land Resource Programs Division
Attention: Chris Schafer, In Charge, Coastal Management Programs

FROM: Roland Harmes, Chief, Lands Division
By: David Yankee, Acquisition Supervisor, *RDY* Lands Division

SUBJECT: Lands Division Appraisal Activities - Summary Report
Coastal Zone Management Program

Attached you will find a summarization of our activities during the 1984-85 Coastal Zone Management Program. This report meets the formal requirements of the understanding between our divisions regarding this project area.

We certainly appreciate your cooperation in affording us the opportunity to utilize this funding source for the completion of these important activities.

In addition, we have begun work for the 1985-86 project period.

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SUMMARY REPORT
St. Clair Flats & Submerged Land Appraisal Project

Project Description

St. Clair Flats Wildlife Area Appraisals

The St. Clair Flats Wildlife Area is located at the mouth of the St. Clair River approximately 30 miles northeast of the City of Detroit and a similar distance south of Port Huron. The St. Clair Flats has long been recognized as one of the State's important natural Resources because the area supports large numbers of fish and wildlife and has provided popular recreational opportunities to the residents of Southeastern Michigan. Since the late 1800's, settlers and vacationers have been attracted to the excellent fishing, hunting, and boating opportunities. Over the years, recreational pressures and population densities have increased. Unfortunately the popularity and demand has imposed an excessive burden upon these lands and aquatic resources. Urban development and its accompanying problems of pollution and encroachment into sensitive wildlife areas have despoiled much of the St. Clair Flats. More recently, the public value of the unique and irreplaceable qualities of the Flats have come to the forefront.

The St. Clair Flats remain as a vestige of the natural heritage of Michigan and the Great Lakes. Besides its intrinsic value as the largest deltaic wetlands system in the Great Lakes, the Flats represent 88% of the remaining wetlands on the Michigan side of Lake St. Clair. Located within easy accessibility of three-fifths of the State's population, the Flats are an irreplaceable public resource providing fishing, hunting, boating, and other recreational opportunities to hundreds of thousands of people.

In 1899 the State had the area surveyed and divided into platted lots.

In 1913 the Legislature, by Act 326, authorized the Public Domain Commission to lease the lots for cottage, residence, and other uses approved by the Commission. The Statute provided for such leases to run for a period of 99 years divided into lease periods of 50 and 49 years. It further provided for a lump sum rental for each term rather than an annual rental, and specified that the rental should be based on the original, unimproved condition of the lot. The majority of these lots are located on Harsen's and Dickinson Islands, but scatterings of lots exist on smaller islands in the immediate vicinity.

By legislative action many of the persons who leased specific lots within the St. Clair Flats Wildlife Area are enabled to convert their leases to deeds. Our proposed project consists of utilizing Coastal Zone Management funding in order to partially finance the appraisal of lands located within the St. Clair Flats Area. The appraisal is necessary in order to accommodate private individuals who wish to convert their lease to a deed.

State-wide Submerged Land Appraisals

Of the 61 million acres that comprise the State of Michigan, approximately 25 million acres lie beneath the waters of the Great Lakes. The State of Michigan, by government patent and legislative mandate, retains ownership and control over these so-called "bottomlands."

Because of expanding private ownership and a corresponding growth in recreational activities oriented around water, many riparian owners have or wish to improve their properties through enlargement and development. Quite often the only space available for such improvements is into the lake on State of Michigan owned bottomland. Commercial establishments such as marinas as well as private developments entailing the placement of bulkheads and fill material are characteristics of this expanding use.

The State of Michigan, through the Department of Natural Resources, administers these coastal zone areas with respect to development of the bottomlands. A permit system instituted around 1955, requires the filling of an application and subsequent approval before any development of the bottomlands can occur. Naturally there is an economic value attributable to these lands and the applicant must pay the State of Michigan for their use either through a lease agreement or outright purchase. A valuation formula accompanies the legislative authority and is applied to the "appraised value" of the bottomlands. The resulting fee is what the applicant is charged for the use of the submerged land. The hidden challenge lies in estimating the "appraised value."

The second portion of this project calls for the appraisal of these submerged lands on a state-wide basis.

Project Schedule

October 1, 1984 through September 30, 1985	Complete the appraisal of identified tracts within the St. Clair Wildlife Area and under the State-wide Submerged Land Appraisal Program.
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Project Budget

Total operating budget \$15,000.00

Federal Funds
(80% of total cost) not to exceed \$12,000.00

State Matching Funds
(20% of total cost) not to exceed \$3,000.00

Project Success

During this project period the Lands Division has been successful in conducting appraisal activity on the following cases:

Harsens Island

Tom Fellows	Lot 141, Middle Channel
"Old Club"	South Channel
Alex Gill	Lot 29, South Channel

Statewide Submerged Lands

Lake Huron

Union Terminal Piers
Marina Bay Condominiums
Bay Shore Marina
Habitz

Lake Michigan

American Playground Device

Lake St. Clair

Gasow

SUMMARY REPORT
Submerged Lands & Harsens Island Appraisal Project
With Funds Available Through
Office of Coastal Zone Management and
Land Resource Programs Divison
October 1, 1984 - September 30, 1985

Accounting By		Hourly Rate	Hours	Cumulative	
Pay Period & Employee				Total	
10/1/84 - 10/6/85	Schmidt	\$38.09	6.4	(\$243.78)	\$243.78
10/21/84-11/3/84	Rozich	36.90	59	(\$2,177.10)	\$2,420.88
11/4/84-11/17/84	Rozich	36.90	6.4	(236.16)	\$2,657.04
	Schmidt	38.09	16	(609.44)	\$3,266.48
11/18/84-12/1/84	Rozich	36.90	18.4	(678.96)	\$3,945.44
12/16/84-12/29/84	Rozich	36.90	3.2	(118.08)	\$4,063.52
2/24/85-3/9/85	Lowell	37.64	4	(150.56)	\$4,214.08
	Schmidt	38.09	8	(304.72)	\$4,518.80
4/7/85-4/20/85	Harmon	39.06	4	(156.24)	\$4,675.04
8/11/85-8/24/85	Lowell	37.64	12	(451.68)	\$5,126.72
8/25/85-9/7/85	Lowell	37.64	12	(451.68)	\$5,578.40
9/22/85-9/30/85	Lowell	37.64	16.8	(632.35)	\$6,210.75

SUMMARIZATION

Total Cost of Project

October 1, 1984 - September 30, 1985

SALARIES & WAGES	\$6,210.75
State Match Portion (20%)	\$1,242.15
Federal Match Portion (80%)	\$4,968.60
	<hr/>
	\$6,210.75

Through direct accounting procedures the following charges have been made:

Account #110-75-1816; Cost Center 94045	\$4,968.60
Account #129-75-1090-001	
Cost Center 95102 & Lands Division	\$1,242.15
General Lands Account	
	<hr/>
	\$6,210.75

CONCLUSION

The Lands Division is sincerely appreciative of the financial support provided by the Coastal Zone Management Act of 1972, administered by the Office of Coastal Zone Management, National Oceanic and Atmospheric Administration and made available through the Land Resource Programs Division of the Michigan Department of Natural Resources.

The coordinated effort of the people who comprise these programs has enabled the completion of appraisal reports which, ultimately, provide information for better management of areas subject to coastal influences.

STATE OF MICHIGAN



JAMES J. BLANCHARD, Governor

DEPARTMENT OF MANAGEMENT AND BUDGET

P.O. BOX 30025, LANSING, MICHIGAN 48909

ROBERT H. NAFTALY, Director

March 1, 1985

Lands Dept
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Hawley ✓
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6-17-85

Mr. Ronald O. Skoog, Director
Department of Natural Resources
Mason Building, 7th Floor
Lansing, Michigan 48909

Dear Mr. Skoog:

This responds to a request of February 15, 1985 regarding the computation of standard percentage fees assessed by the Department of Natural Resources for engineering and land acquisition services.

The recommended adjusted billing rate for fiscal year 84-85 of 2.5 to 3.3 times the employees Civil Service hourly rate is determined to be an acceptable adjustment for these charges.

Sincerely,

BS

Director

RECEIVED

JUN 18 1985

cc: A. Thomas Clay, Deputy Director
Office of the Budget

3 Division

January 30, 1985

TO: Ken Hendrick, Chief, Administrative Services Division
FROM: Leo F. Rademacher, Lands Division *LR*
SUBJECT: 1984-85 Work Order Service Charges

As required under Section 26, Act 236, P.A. 1974, we request the approval of the State Budget Director of our method of computation of fees charged for the acquisition of lands for the 1984-85 fiscal year. Our method of computation remains unchanged from that approved in prior years.

The attached schedule reflects the adjusted hourly rate computation. The adjusted pay rate has been computed by the following method. We begin with the number of hours in the fiscal year, subtracting the nonworking hours for holidays, vacations, sick leave and training time to determine the hours available for work. We then add costs for Civil Service salary, longevity, insurance, equipment, CSS&M, travel and retirement, all divided by the hours available for work plus the administrative cost per hour to arrive at the adjusted rate per hour. The administrative cost per hour is computed by using a percentage of time used on deduct account projects for predetermined administrative staff (47%) applied to the total administrative costs, divided by the average hours worked by deduct staff, times the number of deduct positions.

An early reply to this request will be appreciated.

LFR:jg

Attachment

26.1 PAY PERIODS

NOAA COASTAL SERVICES CTR LIBRARY



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