



ACME TOWNSHIP
Marina Advisory Committee
Tuesday, October 21, 2008, 4:30 p.m.
6042 Acme Road, Williamsburg MI 49690

Meeting called to order at 4:37 pm

Members present: J. Aukerman, R. Ehardt, J. Olson, P. Parker, S. Vreeland, Township Manager
B. Zucco
Members absent: B. Boltres
Staff present: N. Edwardson, Recording Secretary

A. Introduction of Brad Zucco, new member

Aukerman introduced Brad Zucco, a local appraiser as well as a Acme Township resident to the Marina Advisory committee.

B. Approval of the September 18, 2008, meeting minutes.

MOTION BY OLSON. SECONDED BY ZUCCO TO APPROVE THE SEPTEMBER 18, 2008, MEETING MINUTES AS CORRECTED. MOTION CARRIED.

C. Public Comment

Peggy Boomer, 4277 Holiday Road, said that she and her husband ran a charter boat out of the Marina. They own their slip. Boomer wanted to know how this advisory would affect her. Aukerman told her that this Advisory was looking into the 37 slips currently owned by Doug Burkhead. She said this advisory was in the "information gathering" stage. The advisory wanted to keep all slip owners informed and also all meetings public.

D. Review of September 18 Action Items and status

Aukerman said all committee members were assigned action items at the September 18th meeting with a deadline of September 22. Vreeland was to talk to the Acme Township Engineer of record firm, regarding what steps needed to be taken for a structural assessment of the marina. She was given special dispensation because hers was a longer one.

Vreeland introduced, John DeVol, Project Manager, from Fleis & Vandenbrink. This is a fairly new relationship for the township. In the past the township would hire a engineering firm project by project. Vreeland said this relationship is a extension of the township staff. She said it is wonderful to pick up the phone and be able to ask questions of the experts. Vreeland told the advisory the process of selecting a engineering firm. Twelve firms applied with interviews conducted on four. References were called on each one and Fleis & Vandenbrink had excellent ones. They have offices in Grand Rapids, Traverse City and Muskegon. They have also been very successful in attracting grant money. They can response with the variety of experience available.

Vreeland's first call was to Fleis & Vandenbrink regarding a structural assessment of the marina. We do not have a firm bid as there are still a lot of unanswered questions.

Vreeland is still trying to locate blueprints for the marina. She contacted Jerry Auger, one of the original developers. He does not have them and told Vreeland to contact the DNR.

As of today she has not located them. Vreeland said the marina was built in 1974-75 with a life expectancy of 30 years. We have reached that and then some so the time is right for some changes at the Marina.

E. Informal discussion: Marina appraisal and general condition updates

- **Matt McDonough, Director of Land Conservancy, GTRLC**
McDonough said the Conservancy helped local units of government to acquire large parcels of land, such as Yuba Natural Area in Acme Township. In giving some history McDonough talked about how the Conservancy helped The City of Traverse City and Garfield Township acquire the old Barney Smith building and the land surrounding it. He said this was the first time the Conservancy worked on smaller parcels of land. It was a vision that took over forty years to reach. We now refer to this as the Open Space in Traverse City and surrounding areas. He then talked about the same vision for Acme Township that local residents had in 2004. An advisory was formed and at the same time the 24 properties between The Shell gas station and the MDOT park, 9 became available for sale. The advisory approached the Conservancy for help in acquiring the properties. There are a lot of steps in the process. The advisory began with the three motels to the south of Bayside Park. The homeowners were very willing to negotiate. In April we made application for the DNR Trust Fund, where 75% comes from the trust fund and 25% from other sources. At that time the Conservancy hired Andy Sill, an appraiser with Northern Michigan Appraisers. McDonough said that there is interest in the 37 slips and it is under consideration with the Trust fund. McDonough said the money would not probably be available until 2011. But now would be the time to apply.
- **Andy Sill, Appraiser**
Sill, a real estate appraiser with Northern Michigan Appraisers, described his job as a “unbiased third party”. He is not an advocate for the Township, Conservancy or the slip owners. He is an advocate of “my opinion of value”. We were engaged to appraise Mr. Burkhead’s 37 slips. Sill said when we appraise real estate it is for the highest and best use. We must determine the retail value of each of the 37 slips. Value rate is per linear foot. We base this on recent sales at the Marina. We did comparables with Elmwood and Bowers Harbor Marinas.
- **Bill Purvis, Harbormaster, East Bay Harbor Company**
Purvis said improvements were made to the dock recently with 90% repairs being done. In comparison to Elmwood and Harbor West marinas we are experiencing the same rate of repair. In the recent annual meeting slipholders all expressed their pleasure with the improvements that Purvis has made.

F. Agreement on date/time for November and future meetings

The advisory decided not to have a meeting until Tuesday, December 9, at 3:00 pm

G. Review of Action items and deadlines

1. Fleis & VanDenbrink firm to report to Vreeland by Friday, October 31:
 - 1) Which 4-5 marinas they have done in-depth structural inspections for
 - 2) Which 4-5 marinas they have designed
 - 3) What grant monies were they successful getting for any marina work listed in 1) or 2)
2. Aukerman to work with EBHC slip owners Chuck and Carol Watson to develop a

survey to EBHC slip owners and leaseholders. Aukerman will work with Township to mail and review results received. Results to be mailed to slip owners and leaseholders with 10/21/08 minutes and Harbormaster interviews week of December 1.

3. McDonough (sources of funding, etc.), Zucco (income, reserves, maintenance etc.) and Aukerman (amenities, future improvements) to develop a list of interview questions for Marina team to use when interviewing specific Harbormasters. Aukerman will finalize and send to Marina team members by 10/31/08
4. Interview forms to Acme Township by 11/01/08. Marina team to interview selected Harbormasters or their designee and return to Vreeland, by December 1.

Harbormaster Interviews

John Olson

Duncan L. Clinch
Harbor West

Robin Ehardt

Charlevoix City Marina
Northport Marina

Jean Aukerman

Elk Rapids Marina
Cheboygan County Marina
Cheboygan Municipal Marina
East Bay Harbor Marina

Pat Parker

Elmwood Township
Leland Township

Brad Zucco

Bowers Harbor Yacht Club
Suttons Bay Marina

H. Public Comments/Other Business

Adjourned at 6:30 pm