



ACME TOWNSHIP
“Marina Opportunity” Committee
Thursday, September 18, 2008, 7:00 p.m.
Acme Township Hall
6042 Acme Road, Williamsburg MI 49690

Meeting called to order at 7:09 pm

Members present: J. Aukerman, R. Ehardt, J. Olson, P. Parker (8:50 pm),
S. Vreeland, Township Manager
Members absent: B. Boltres
Staff present: N. Edwardson, Recording Secretary

A. Limited Public Comment

B. Overall Objectives for the “Marina Opportunity” Committee

1. Initial discussion of objectives and definitions

Salathiel said that there were a few residents, with the vision, that felt the opportunity was now to preserve the Shoreline. A advisory committee was formed and the first item of business was to apply for a Rotary Charities grant of \$5000.00. This funded a public visioning session which resulted in a Shoreline Preservation master plan. We originally applied for money from the DNR for the three parcels south of Bayside Park. But was advised to go for seven parcels. The cost would be \$4 million. There is a 25% match to the Trust Fund. The advisory group would have to raise \$1 million by December 1st. Vreeland has been busy writing grants and we have received donations from private individuals. The deadline for the DNR Trust fund is October 1st. The committee has had one cultivation event with another one scheduled for early October. Vreeland said the matching funds must be secure.

Kladder commented that what Salathiel just discussed is Phase I. Aukerman asked what the time frame was for Phase I. Vreeland said with funding cycles, additional appraisals, environmental studies we are looking at 2010. She also said that Phases could run concurrently. Phase II would be the acquisition of the Marina, additional properties, demolition of the existing buildings and continued restoring of the waterfront to its natural state. Additional phases would follow.

Kladder passed out preliminary drawings of the Shoreline Master Plan. Committee members were able to see and visualize the plans. Kladder said the Marina is unique with its own set of problems thus the reasoning for a separate advisory committee from the Shoreline. Vreeland said the marina leases three acres of bottomland from the state. There are 72 slips and East Bay Harbor Company is the owner. One share per slip with one individual having controlling interest owning 37 slips.

There was a discussion about dredging. Vreeland handed out aerial photos of the marina showing where the dredging has occurred.

Vreeland discussed the appraisals already done on the three parcels south of Bayside. One is already under option with the second one waiting on some more paperwork. The appraisals all came in around what the landowners thought would be fair. Appraisal done on the marina came in lower than expected. Mike Tarrow did the appraisal. He is listed on the DNR Trust Fund approved appraisers list.

The conservancy holds the options thus creating privacy. If the township were to hold the options it would be public information.

We talked about getting bids from a structural engineer. Vreeland will discuss this first with McDonough at the conservancy. She said the marina is a facility that needs remodeling from the bottom up.

Aukerman asked Salathiel, as a slip owner, what she thought were the positives and negatives of the marina. She cited the parking as a major concern and also getting in and out of the marina. The marina is located on a curve with the speed limit posted at 45mph. There is not a lot of transient travel or boat ramp. If we were to purchase the marina the Waterways commission would help with funding. They will not help if we do not have ownership. Salathiel felt it was important for slip owners to be assured of their status if the township had ownership.

2. Discussion if additional or adhoc committee expertise/diversity is needed

Aukerman was hoping that Bill Purvis, marina harbormaster, could be in attendance tonight but he was unable to. We will look forward to having him next month.

Aukerman asked members if they see any voids in the membership of this committee. Parker and Ehardt own slips at the marina, Olson has a background in real estate, Boltres is a former Township Treasurer and has ran other marinas. Olson suggested having an appraiser. He said Brad Zucco, an Acme Township resident may be interested. He will make contact with Zucco and report back to committee. Kladder suggested a member of the Shoreline Advisory. It was also suggested to extend an invitation to slip owners from the Marina to attend the meetings.

Kladder commented that the Township had a good working relationship with Keith Charters, one of the owners of Mountain Jack's. Mountain Jack's is currently not on the market but several restaurants have expressed an interest in the building.

It was suggested that the Harbor Master from Elk Rapids be invited to attend one of our meetings.

3. Ideas for soliciting ideas/feedback/opinions beyond this committee

Ackerman had a list of questions in the educational progress of this committee.

Who owns this marina? East Bay Harbor Co Why is it called East Bay? Body of water is in East Bay, located in Acme Township Capacity? 72 slips Are they profitable? Money is made from the sell of gas and slips Kladder said that on a recent visit to Elk Rapids marina he noticed that boats docked along the shore also purchased gas from the marina. Health of the structure? 30 years old, concrete, starting to crumble, some of the docks are in need of repair. Piers not in good shape. Has there been a structural assessment done recently? No Projected expenditures? Not aware of any Upgrades? Ehardt said there will be a members meeting on October 4th and she will ask about upgrades. Utilization? Who uses it? Waiting list?

Committee members were also given copies of the annual financial statement.

Ackerman googled marinas on the internet and came up with a list of "clean marinas".

She said the closest one mentioned was in Petoskey. There were none in the Traverse City area.

Ackerman reviewed the mission, reasons and responsibilities of the Marina advisory.

C. Agreement on date/time for future meetings

Committee members would prefer to have meetings in the daytime. We decided to meet again on Tuesday, October 21, at 4:30 pm.

D. Review of Action Items and Deadlines

Aukerman reviewed action items. Olson will contact Zucco, Vreeland will talk with

McDonough regarding appraisals and also with the Township's Engineer firm, Fleis & Vandenbrink, regarding a structural assessment of the marina. Ehardt will find out the date of the next Marina members meeting and see if members of this committee can come. Aukerman will meet with Bill Purvis, Harbor Master. We set a deadline date of Monday, September 22, to complete action items. It was suggested that as the marina changes from private to public we might want to include MDOT in our meetings.

E. Public Comments/Other Business

ADJOURN AT 9:00 pm