

CHARLEVOIX COUNTY BOARD OF COMMISSIONERS  
CHARLEVOIX, MICHIGAN 49720

Wednesday, November 10, 2021  
9:30 a.m.  
13513 Division Street  
Charlevoix, MI 49720

**COMMITTEE OF THE WHOLE**  
**AGENDA**

9:30 a.m. Call to order

Pledge of allegiance

Discuss Beaver Island Lighthouse Property

**UNFINISHED BUSINESS:**

**NEW BUSINESS:**

Public Comment (limited to three (3) minutes)

**ANNOUNCEMENTS:**

**COMMISSIONER COMMENTS:**

Adjournment/Recess

## Notes Beaver Island

11-1-21

Light House- Lead paint exterior? Stone foundation/brick lighthouse need tuck point repair. Fix exterior wood hole in deck outside front door, corner of deck rotted, windows.

Interior- basement looks ok, needs cleaning out. Caretakers house interior- new everything \$500,000.

Top of lighthouse looking at roof. Flashing? Screens on two chimneys held with rock, no screen on the third chimney.

Over \$1,000,000 to fix all at lighthouse right.

Classroom building- Flatter portion of metal rood need to be replaced of removed holes poked. Building needs finish, 2 bathrooms redo, Exterior clean up.

Interior-Last class picture hanging is 2013. What to do with building? Laundry, hot water heater, boiler looks rough. Tool room mold in the ceiling, attic insulation looks light, wiring in attic needs work.

Woodshop- Good shape. Roof needs work. Mold starting in the ceiling. Nice but what to do with it?

Tile floor cabin- New roof. Mold in ceiling and floors. Logs need chinking and staining.

Screens removed. Property needs cameras.

Stone fireplace cabin- Beds/mattress yuck. Flooding, landscaping to divert water. Needs new roof. Paint/stain exterior/interior.

Kitchen/café- Roof looks ok maybe 3 years left. Deck pressure wash, seal, replace wood. New drop ceiling, acoustic tiles, what ever else above tiles.

Fogg house- Rock wall at water in front of building is failing, fabric is exposed. Interior is nice, what to do with it?

Cabin with steps- Wood floor is warped and raised is several spots. Smells very moldy. New roof, new flooring, various boards. Stain seal interior/exterior wood. Heat system, new fins. Shower room/bath redo. Vents in soffit.

Pit toilets- Needs work.





Estimate to repair \$1,000,000.00.

Interior: flooring, electric, drywall, plumbing, painting, etc.

Exterior: tuck pointing (stones and brick), windows, doors, lead paint(?), painting wood repair, etc.



Wood rot



Tuck pointing



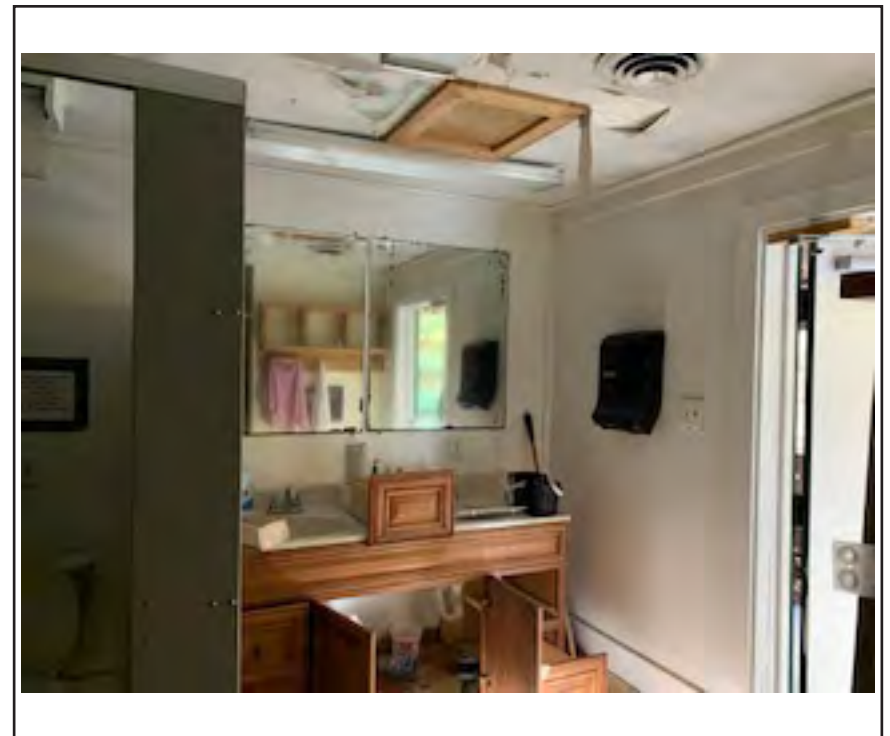
Classroom building



Mold



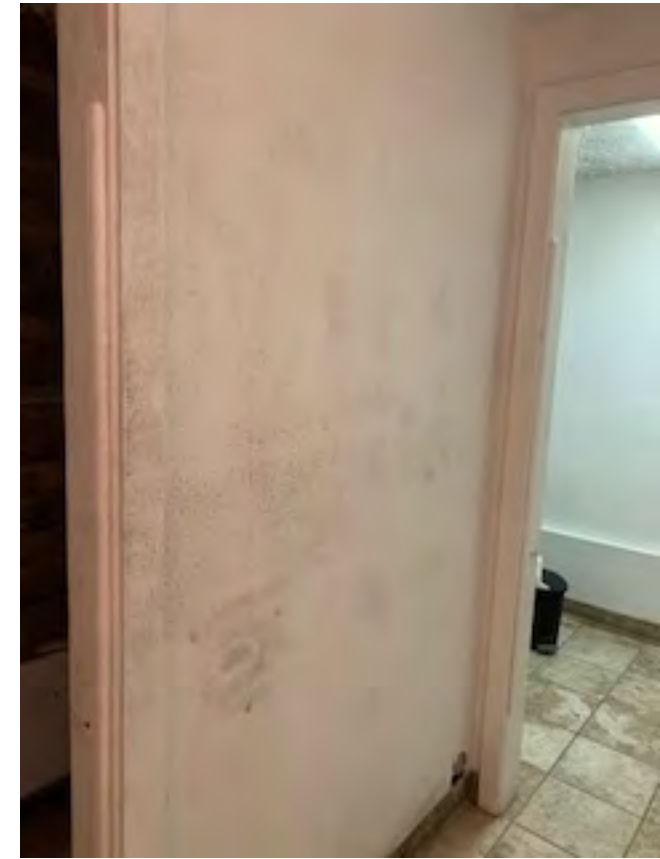
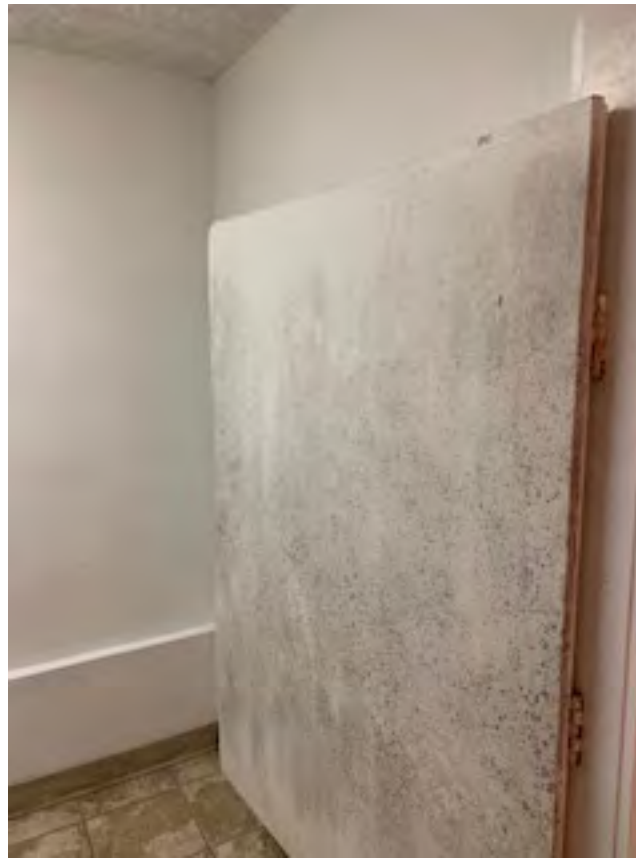
Bathroom: peeling paint, new showers, vanities



Tile floor cabin



Buckling floor, mold, peeling paint



Tile floor cabin



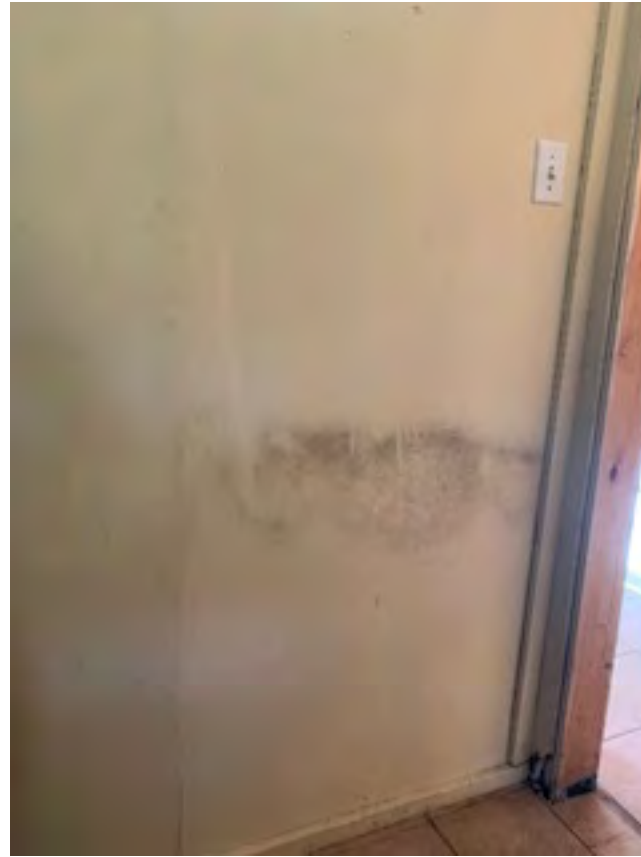
Mold, roof, chinking, exterior wood



Fireplace cabin



Mold, roof, water damage, exterior wood



Fireplace cabin

Wood siding, growth on interior stones



Stairs cabin



Wood flooring buckled, bathrooms, ceiling



Stairs cabin

Baseboard heaters, flooring, plumbing, interior wood



Stairs cabin



Shower, ceiling, mold, exterior siding, porch, roof



Wood shop



Mold, exterior needs finishing



Kitchen







**Barron Title Agency**  
309 Petoskey Avenue  
P.O. Box 399  
Charlevoix MI 49720  
Phone 231-547-8003 Fax 231-547-8033

October 8, 2019

The County of Charlevoix  
203 Antrim Street  
Charlevoix, MI 49720

Re File No.: 2019060234

Enclosed please find your original recording, which has been recorded at the County Register of Deeds. Please keep in a safe place for future reference.

Please contact me if you have any questions.

Thank you,

  
Rachael A. Reynolds  
Barron Title Agency

L: 1227 P: 905 #2019-0004168 WD

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STATE OF MICHIGAN, COUNTY OF CHARLEVOIX  
SHIRLEY M. COBLENTZ, REGISTER OF DEEDS

07/17/2019 04:39:08 PM PAGES: 3



State of Michigan, County of Charlevoix, ss  
Charlevoix July 17 2019 hereby certify  
that there are no tax liens or titles held by the State or by  
individuals on the land herein described in the within instrument  
and that all taxes due thereon have been paid for the five years  
preceding the date of said instrument as appears by the records in  
my office. This does not cover taxes in process of collection by  
Township, Cities or Village Marie Peaine  
County Treasurer MS

### WARRANTY DEED

Charlevoix Public Schools, a Michigan general powers school district organized and operating under the provisions of the Revised School Code, MCL 380.1, *et seq.*, as amended, whose address is 104 E. St. Mary's Drive, Charlevoix, Michigan 49720-1749 (the "Grantor"), conveys and warrants to the County of Charlevoix, a Michigan political subdivision, whose address is 203 Antrim St., Charlevoix, Michigan 49720, an undivided fifty-one percent (51%) interest and Northwest Michigan Council of Governments, d/b/a Networks Northwest, a Michigan municipal corporation, whose address is 600 East Front St., Suite 104, P.O. Box 506, Traverse City, Michigan 49685-0506, an undivided forty-nine percent (49%) interest (individually, "Grantee" and collectively, "Grantees"), the following described real property located within the Township of Peaine, Charlevoix County, Michigan, legally described as follows:

Lot 3 and Part of Lot 4, Section 20, T. 37N. – R. 10 W., Peaine Township, Beaver Island, Charlevoix County, Michigan, more particularly described as beginning at the center of said Sec. 20; thence S. 4°22'29"W, along the N. – S. 1/4 line and the East line of Lot 3, 2030.25 feet to an iron stake on the bank of Lake Michigan; thence along traverse lines N.74°17'30"W. 1,359.31 feet to a nail in the concrete sidewalk said nail being on the line between Lots 3 and 4, and S.72°59'10"W. 644.38. feet to an iron stake on the bank of Lake Michigan and the end of said traverse lines; thence N.4°22'29"E. 720.00 feet; thence S.85°17'31"E. 600.00 feet to the line between Lots 3 and 4; thence N.4°22'29"E. along said line 1,278.12 feet to the N.W. corner of said Lot 3; thence S.85°37'31"E. along the North line of Lot 3, 1,332.81 feet to the point of beginning containing 70.5 acres more or less. The Easterly and Westerly most N. – S. property lines of the above described parcel extend to the waters edge and the South property line runs along the waters edge of Lake Michigan. EXCEPTING therefrom, a parcel described as commencing at the nail in the above described parcel said nail previously being described as being S.43° W. 178 feet more or less from a six inch square granite monument bearing the letter "s" on the south face; thence N.43°00'00"E. 178 feet to said granite monument; thence N.47°30'00"E. 472.92 feet to the center of the VHF tower; thence S.48°00'00"W. 300.00 feet to the point of beginning of the exception to be described, said point being a point of curvature; thence right along an arc having a radius of 300.00 feet and a central angle of 306°00'00" 1602.21 feet; thence N.69°00'00"W. 272.39 feet to the point of beginning, containing 6.35 acres more or less, and leaving 64.15 acres more or less in the above described parcel.

Property Identification No. 15-012-020-007-10

(the "Property") for the consideration of One Hundred Forty Thousand and 00/100 Dollars (\$140,000.00).

This conveyance is subject to all State, Federal, and other governmental entity use and other restrictions and all other general and special exceptions, easements, and other encumbrances contained in the Commitments for Title insurance Issued by Fidelity National Title Company, File No's. 2019050216 and 2019060234, with issue dates of May 21, 2019 or that would have been revealed if the Grantees would have

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2019 JUL 17 AM 11:00

TAX CODE # 15-012-020-007-10 EQ

obtained a survey of the Property that satisfied the minimum standard detail requirement of ALTA/NSPS land title surveys (effective February 23, 2016).

The Property is being transferred so long as the Property is used for public purposes and if the Property ceases to be used for public purposes the Grantor, its successors and assigns shall have the right to re-acquire the Property by paying a sum of One Hundred Forty Thousand and 00/100 Dollars (\$140,000.00) and the amount actually spent on material and labor for any substantial improvements made to the Property to the Grantees. If only the real property described in Attachment "1" is re-acquired, an easement for ingress/egress and utilities shall be granted by the County and Networks Northwest as their interests appear, which easement shall encumber the West thirty-five (35) feet of the Property from South End Road (aka East Shore Road) to the real property described in Attachment "1".

The Grantees acknowledge and agree the Grantor shall be allowed to annually use the Property for one (1) week in May for fourth grade camp and one (1) week in August for cross country training camp.

The Grantor grants to the Grantees the right to make all permitted divisions under Section 108 of the Land Division Act, Act No. 288 of the Public Acts of 1967.

The Property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan Right to Farm Act, MCL 286.471, et seq., as amended.

This deed is exempt from transfer tax pursuant to Section 5(h)(i) of Public Act 134 of 1966, MCL 207.505(h)(i), as amended, and Section 6(h)(i) of Public Act 330 of 1993, MCL 207.526(h)(i), as amended.

**GRANTOR:**

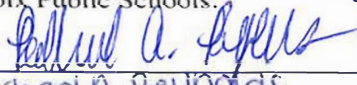
**CHARLEVOIX PUBLIC SCHOOLS,  
a Michigan general powers school district**

Dated: July 12<sup>th</sup>, 2019

By:   
Michael Ritter  
Its: Superintendent of Schools

Acknowledged by me in Charlevoix County, Michigan, this 12<sup>th</sup> day of July, 2019, by Michael Ritter, Superintendent of Schools, Charlevoix Public Schools.

**RACHAEL A REYNOLDS**  
Notary Public, State of Michigan  
County of Charlevoix  
My Commission Expires 12-07-2025  
Acting in the County of \_\_\_\_\_

 (signature)  
Rachael A. Reynolds (printed)  
Notary Public, Charlevoix County, Michigan  
My Commission Expires: \_\_\_\_\_  
Acting in the County of Charlevoix

When Recorded Return To:	Send Subsequent Tax Bills To:	Prepared By (Without Opinion of Title):
Grantee	Grantee	Gordon W. VanWieren, Jr., Esq. Thrun Law Firm, P.C. P.O. Box 2575 East Lansing, MI 48826-2575

## **ATTACHMENT "1"**

COMMENCING at a Charlevoix County marker at the North quarter corner of Section 20, Township 37 North, Range 10 West; thence along the North and South quarter line of said section South 00°54'40" East 333.02 feet to a T-iron stake, being the POINT OF BEGINNING of this description; thence continuing along said North and South quarter line South 00°54'40" East 2309.95 feet to a Charlevoix County marker at the Center quarter corner of said section; thence along the East and West quarter line of said section (North line of Government Lot 3 of said section) South 88°37'24" West 1332.31 feet to the West eighth line of said section (line common to Government Lots 3 and 4 of said section); thence along said West eighth line South 00°28'59" East 1152.87 feet to 'the North line of Charlevoix Public Schools property described in Liber 237, Page 804, Charlevoix County Records and as surveyed by W.E. Boss, LLS in May of 1975; thence along said Charlevoix Public Schools property North 86°17'16" West 525.97 feet to a concrete monument on the East line of the Stanley E. Dollen and Shirley M. Matson property as described in Liber 325, Page 992, Charlevoix County Records; thence along said Dollen and Matson property line North 00°34'11" West 1900.00 feet to a T-iron stake; thence parallel with said West eighth line North 00°28'59" West 1513.80 feet; thence parallel with the North line of said section North 88°32'42" East 1842.60 feet to the Point of Beginning; being a part of the Northwest Quarter and a part of Government Lot 4 of Section 20, Township 37 North, Range 10 West, and containing 111.723 acres.

Property Identification No.'s 15-012-020-008-50 and 15-012-020-002-25

L: 1227 P: 908 #2019-0004169 WD

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STATE OF MICHIGAN COUNTY OF CHARLEVOIX  
SHIRLEY M. COBLENTZ, REGISTER OF DEEDS

07/17/2019 04:39:08 PM PAGES: 3



State of Michigan, County of Charlevoix, ss  
Charlevoix, July 17 2019 I hereby certify  
that there are no tax liens or titles held by the State or by  
individuals on the land herein described in the within instrument  
and that all taxes due thereon have been paid for the five years  
preceding the date of said instrument as appears by the records in  
my office. This does not cover taxes, in process of collection, by  
Township, Cities or Village Mary's Business  
County Treasurer [Signature]

**WARRANTY DEED**

Charlevoix Public Schools, a Michigan general powers school district organized and operating under the provisions of the Revised School Code, MCL 380.1, *et seq.*, as amended, whose address is 104 E. St. Mary's Drive, Charlevoix, Michigan 49720-1749 (the "Grantor"), conveys and warrants to the County of Charlevoix, a Michigan political subdivision, whose address is 203 Antrim St., Charlevoix, Michigan 49720, an undivided fifty-one percent (51%) interest and Northwest Michigan Council of Governments, d/b/a Networks Northwest, a Michigan municipal corporation, whose address is 600 East Front St., Suite 104, P.O. Box 506, Traverse City, Michigan 49685-0506, an undivided forty-nine percent (49%) interest (individually, "Grantee" and collectively, "Grantees"), the following described real property located within the Township of Peaine, Charlevoix County, Michigan, legally described as follows:

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Property Identification No.'s 15-012-020-008-50 and 15-012-020-002-25

(the "Property") for the consideration of Seventy-Five Thousand and 00/100 Dollars (\$75,000.00).

This conveyance is subject to all State, Federal, and other governmental entity use and other restrictions and all other general and special exceptions, easements, and other encumbrances contained in the Commitments for Title insurance Issued by Fidelity National Title Company, File No's. 2019050216 and 2019060234, with issue dates of May 21, 2019 or that would have been revealed if the Grantees would have obtained a survey of the Property that satisfied the minimum standard detail requirement of ALTA/NSPS land title

15-012-020-002-25-EQ  
TAX CODE # 15-012-020-008-50-EQ

surveys (effective February 23, 2016).

The Property is being transferred so long as the Property is used for public purposes and if the Property ceases to be used for public purposes the Grantor, its successors and assigns shall have the right to re-acquire the Property by paying a sum of Seventy Five Thousand and 00/100 Dollars (\$75,000.00) and the amount actually spent on material and labor for any substantial improvements made to the Property to the Grantees. If only the Property is re-acquired, an easement for ingress/egress and utilities shall be granted by the County and Networks Northwest as their interests appear, which easement shall encumber the West thirty-five (35) feet of the real property described in Attachment "1" from South End Road (aka East Shore Road) to the Property.

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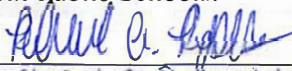
**GRANTOR:**

**CHARLEVOIX PUBLIC SCHOOLS,  
a Michigan general powers school district**

Dated: July 12<sup>th</sup>, 2019

By:   
Michael Ritter  
Its: Superintendent of Schools

Acknowledged by me in Charlevoix County, Michigan, this 12<sup>th</sup> day of July, 2019, by Michael Ritter, Superintendent of Schools, Charlevoix Public Schools.

 (signature)  
Rachael A. Reynolds (printed)  
Notary Public, Charlevoix County, Michigan  
My Commission Expires: \_\_\_\_\_  
Acting in the County of Charlevoix

When Recorded Return To:	Send Subsequent Tax Bills To:	Prepared By (Without Opinion of Title):
Grantee	Grantee	Gordon W. VanWieren, Jr., Esq. Thrun Law Firm, P.C. P.O. Box 2575 East Lansing, MI 48826-2575

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