

Summary of Public Comments on a Potential Municipal Marina in Acme Township

From the public meeting on January 18, 2011

Public Comments in bold

Where appropriate, responses to questions or comments from the planning team are shown in italic text.

- 1. If the projection is that a marina in East Bay is financially viable why not let the existing marina remain in place and remain private?**

*The township is not driving the decision about the future of the existing marina. The case may be that a marina is financially viable **and** the existing marina owners would like to sell. Options will be considered that include additional slips in a new basin adjacent to the existing basin and reconfiguration and expansion of the existing marina.*

- 2. If you have a public launch where will you get the space to park all the cars and trailers... an issue faced by Elk Rapids Dam project. And is there a limit set as to how much of the “open space” shoreline will the marina and associated parking consume?**

As indicated in the presentation, a typical boat launch facility including parking for 100 vehicles with trailers requires approximately five acres of land. It is likely that additional land may need to be purchased depending on the final location and layout proposed, and the ultimate size of the launch if desired.

The goal of the planning team is to balance open shoreline with efficient marina layout and operation. As shown in the presentation, it is possible to expand the marina basin and create additional adjacent public open space.

- 3. And finally with the failed septage plant’s business plan fresh in people’s minds, what assurances of the tax payers of Acme have that the marina will be self-supporting from both an operating budget and a capital budget long-term. Also I believe one of the issues with the septage plant project is the fact that the consultants that created the business case for the plant were the same ones that had a significant role in the actual construction of the project. Is this a potential issue with the marina project?**

The primary task of the planning team is to determine if a municipally owned marina is something the residents of Acme Township feel is a benefit to the community, and if it is feasible. This includes both physical characteristics and financial metrics. A properly sized

marina relative to market conditions should be able to service both construction and operational expenses. If the marina is determined to be financially infeasible, the Township is under no obligation to proceed.

- 4. On a separate note... can you effectively purchase Mountain Jacks and tear it down as part of the shoreline project and not buy out the marina as they seem intertwined... are there contractually agreements with the current owners of the Mountain Jack property and the marina that would obligate the township to provide services to the marina?**

Under the current agreement, the marina has an easement for use of a portion of the Mountain Jacks building. This use would have to be addressed in some way if the structure were to be removed.

- 5. Buoys, channel & lights.**
- 6. Security.**
- 7. Advertisement signs.**
- 8. Will the marina support itself?**

This will be determined by the feasibility study.

- 9. Restaurant could be township offices.**

75% of the funding for acquisition of the former Mountain Jack's property is coming from the Michigan Natural Resources Trust Fund (MNRTF). The Trust Fund purpose is to support public outdoor spaces and recreation. Land uses directly and specifically related to public recreation use on properties acquired with their money are permissible. Use of the property for general township administrative offices is specifically prohibited.

- 10. New docks with gas. Floating.**
- 11. How much is state & water ways willing to fund?**

This depends on the final design proposed.

- 12. Will township taxes rise?**

The Township has indicated that they will not proceed with a marina that requires ongoing financial subsidy.

- 13. Cost to buy & remove motel?**

This is a discussion between buyer and seller at this stage.

- 14. Cost of launch dock south side?**

The estimated cost of a launch facility will be determined during the feasibility study.

- 15. Dredge entrance channel as long as water is low & waters to pump spoil**
- 16. How and who will be able to rent slips?**

The slips would be open to the public.

17. Can marina be enlarged?

Yes.

18. Need harbor master to handle rental maintenance, contracts \$400 to \$500/week

19. De-ice all piles

20. Water, electric, sewer (fish cleaning) bills.

21. Garbage

22. Landscape lawn cut. Trees trim.

23. Swings, picnic tables, beach.

24. Bathroom supplies & upkeep.

25. Ice machines.

26. New wall required in front of buildings.

27. How's the water quality impacted by a marina of this size? How about swimming?

The planning team would propose that any new marina be certified under the Clean Marina program. Swimming is generally not allowed in marinas, and adjacent swimming areas outside the marina basin would not be significantly affected.

28. What impact on the shoreline does it cause? Different wave pattern, etc.?

This will depend on the ultimate layout, but these factors will be considered and modeled as part of the permitting process.

29. With all the buildings being torn down Acme will lose a lot of tax revenue. How can we recoup this?

Ultimately, the goal of the municipal marina project would be to create a desirable amenity for Acme Township that has the potential to draw visitors and increase tourism. The planning team will prepare an economic analysis of the proposed marina that will outline both direct and indirect economic impacts directly attributable to the marina. Beyond the economic benefits that may come from the marina, economic studies have concluded that parks and open space can be economic generators themselves. These benefits may include an increase in value of adjacent properties and an increase in the overall perception of quality of life of a community, thereby drawing residents and business.

30. Will a marina pay for itself or just cost the township residence more in taxes?

The feasibility study will determine if the marina can pay for its construction and/or ongoing operation and maintenance.

31. How costly is this for Elk Rapids & Suttons Bay?

In terms of market demand, we believe the construction of an additional 75-150 slips will have a negligible effect on nearby marinas.

32. How might the high price of gas (\$5/gallon+) affect boating?

The impacts will vary by the size of the boat, and will likely follow similar trends indicating demand for larger slips. Owners of larger (more expensive) boats are generally more insulated from this type of impact, so this will not likely have a major effect by itself. Fuel consumption varies significantly by boat type, and similar to cars, boats are becoming more efficient in response to rising fuel prices. Power boaters have reduced the number of long distance cruising trips, and they stay closer to their home port. This increases the demand for high quality amenities within their home marina.

33. Consider that the new marina separate “fisherman boats” from casual boaters.

34. Elk Rapids boat launch is good.

35. We like the Elk Rapids style boat launch.

36. We are not ready for rerouting US 72!