

**AGENDA**  
**Huron-Clinton Metropolitan Authority**  
**Board of Commission Meeting**  
**September 12, 2019 – 10:30am**  
**Kensington Metropark – Nature Center**

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1. Call to Order
2. Chairman's Statement
3. Public Participation
4. Approval – August 8, 2019 Regular Meeting and Closed Session Minutes
5. Approval – September 12, 2019 Full Agenda

**Consent Agenda**

6. Approval – September 12, 2019 Consent Agenda
  - a. Approval – August 2019 Appropriation Adjustments **pg. 1**
  - b. Report – Purchases over \$10,000 **pg. 3**

**Regular Agenda**

7. **Closed Session** – For the purpose of consulting with attorney(s) regarding specific pending litigation, and for the purpose of discussing material, which is exempt from discussion or disclosure under the Freedom of Information Act, these are permissible purposes for a closed session pursuant to Sections 8(e) and 8(h) of the Open Meetings Act, respectively.
8. Approval – Redesigned Metroparks Logo **pg. 4**
9. **Budget**
  - A. *2020-2021 Financial Forecast*
    1. Report – Financial Forecast **pg. 7**
    2. Report – 2020 Capital Improvement Projects / Major Maintenance **pg. 9**
    3. Report – 2020 Capital Equipment List **pg. 12**
  - B. *Supplemental Major Maintenance*
    1. Report – Supplemental Major Maintenance Fund **pg. 16**
  - C. *Land Opportunities*
    1. Approval – Land Acquisition Opportunities **pg. 18**
    2. Approval – Land Divestiture Opportunities **pg. 59**
  - D. *Operations*
    1. Approval – Fees and Charges **pg. 91**
  - E. *Human Resources*
    1. Approval – Use of Blue Cross Blue Shield Rate Stabilization Surplus **pg. 112**
    2. Approval – Part-time and Seasonal Wage Increase **pg. 113**
    3. Approval – Executive Wage Scale **pg. 114**

**AGENDA**  
**Huron-Clinton Metropolitan Authority**  
**Board of Commission Meeting**  
**September 12, 2019 – 10:30am**  
**Kensington Metropark – Nature Center**  
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**10. Reports**

**A. Administrative Department**

1. Approval – August Financial Statement Review **pg. 115**
2. Approval – Audit Services **pg. 117**
3. Report – Capital Project Fund **pg. 118**
4. Approval – Metroparks Branded Fall TV Commercials Production **pg. 120**
5. Report – Marketing Update **pg. 121**

**B. Planning Department**

1. Report – Permit Scanning Data Analysis, July 16 – August 15 **pg. 127**
2. Approval – Wayne County Memo of Understanding **pg. 156**
3. Approval – Detroit Riverfront Conservancy Memo of Understanding **pg. 160**

**11. Other Business**

**12. Staff Leadership Update**

**12. Commissioner Comments**

**13. Motion to Adjourn**

A Work Session will take place prior to the Board Meeting  
**Thursday, Sept. 12, 2019 – 9:00 a.m.**  
Kensington Metropark – Nature Center

The next regular Metroparks Board meeting will take place  
**Thursday, Oct. 10, 2019 – 10:30 a.m.**  
Administrative Office

**HURON-CLINTON METROPOLITAN AUTHORITY**

To: Board of Commissioners  
From: Rebecca Franchock, Chief of Finance  
Subject: Approval – August Appropriation Adjustments  
Date: September 5, 2019

**Action Requested: Motion to Approve**

That the Board of Commissioners' approve the August 2019 Appropriation Adjustments as recommended by Chief of Finance Rebecca Franchock and staff.

**Background:** The Metroparks ERP system provides a work-flow process to facilitate departmental budget management. Requested transfers are initiated by department staff and routed to the appropriate department head/district park superintendent for review and approval. Finance provides a final review of the approved requests to verify that they do not negatively impact Fund Balance.

For the month of August, \$223,099 represents funds transferred within and between the departments to cover over budget accounts or to move funds to the correct account. In addition, revenue accounts were increased by \$19,635 and expense accounts were increased by \$20,141 as a result of Foundation support and Insurance reimbursements. Finally, there were various adjustments to taxes receivable resulting in a net increase of \$9,344.

The net impact on Fund Balance is an increase of \$8,838.

**Attachment: August Appropriation Adjustments**

**Huron-Clinton Metropolitan Authority**  
**August 2019 Appropriation Transfer Summary**

**Expense Accounts**

	<u>Location</u>	<u>Expense Increase</u>	<u>Expense Decrease</u>	<u>Difference</u>
<b>Capital</b>	Administrative Engineering Staff	\$ -	\$ 30,768	\$ (30,768)
	Lake St. Clair	23,100	35,180	(12,080)
	Kensington	1,326	-	1,326
	Lower Huron/Willow/Oakwoods	1,484	-	1,484
	Hudson Mills	4,988	-	4,988
	Stony Creek	12,311	-	12,311
	Lake Erie	444	-	444
	Huron Meadows	4,705	-	4,705
	<b>Total</b>	<b>\$ 48,358</b>	<b>\$ 65,948</b>	<b>\$ (17,590)</b>
<b>Operations</b>	Lake St. Clair	107,570	89,680	17,890
	Kensington	3,315	-	3,315
	Lower Huron/Willow/Oakwoods	4,771	-	4,771
	Stony Creek	45,405	45,405	-
	Wolcott Mill	12,400	12,700	(300)
	<b>Total</b>	<b>\$ 173,461</b>	<b>\$ 147,785</b>	<b>\$ 25,676</b>
<b>Administration</b>	<b>Total</b>	<b>\$ 1,280</b>	<b>\$ 9,366</b>	<b>\$ (8,086)</b>
<b>Total Expense</b>		<b>\$ 223,099</b>	<b>\$ 223,099</b>	<b>\$ -</b>

	<u>Expense Increase</u>	<u>Revenue Increase</u>	<u>Net</u>	
<b><u>Foundation/Insurance Support</u></b>				
<b>Operations</b>	Lake St. Clair	\$ 17,117	\$ -	\$ 17,117
	Stony Creek	1,584	2,078	(494)
	Wolcott Mill	1,440	440	1,000
	Administrative		17,117	(17,117)
	<b>Total</b>	<b>\$ 20,141</b>	<b>\$ 19,635</b>	<b>\$ 506</b>
<b>Total Foundation/Donation/Grant Support</b>		<b>\$ 20,141</b>	<b>\$ 19,635</b>	<b>\$ 506</b>

	<u>Revenue Decrease</u>	<u>Revenue Increase</u>	<u>Net</u>	
<b>Tax Adjustment</b>	Current	\$ -	\$ 11,113	\$ (11,113)
	Prior	1,769	-	1,769
	<b>Total</b>	<b>\$ 1,769</b>	<b>\$ 11,113</b>	<b>\$ (9,344)</b>



# HURON-CLINTON METROPOLITAN AUTHORITY

To: Board of Commissioners  
 From: Amy McMillan, Director  
 Project Title: Update - Purchases over \$10,000.00  
 Date: September 5, 2019

## Action Requested: Motion to Approve

That the Board of Commissioners' receive and file the update for purchases over \$10,000, up to, and including \$25,000 as submitted by Director Amy McMillan and staff.

**Background:** On May 9, 2013, the Board approved the updated financial policy requiring the Director to notify the Board of purchases exceeding \$10,000, up to, and including \$25,000.

The following list contains purchases exceeding the \$10,000 threshold:

<u>Vendor</u>	<u>Description</u>	<u>Price</u>
New Horizons	IT staff training and development Administrative Office	\$10,000.00
Roberts Co.	Well pump and tanks at service yard Kensington Metropark	\$10,274.75
Masonry Unlimited	Screen wall at Turtle Cove Lower Huron Metropark	\$12,580.00
Graph-X	Production of 2020 annual permits All locations	\$19,299.70



## HURON-CLINTON METROPOLITAN AUTHORITY

To: Board of Commissioners  
 From: Danielle Mauter, Chief of Marketing and Communications  
 Subject: Approval – Redesigned Metroparks Logo  
 Date: September 5, 2019

### **Action Requested: Motion to Approve**

That the Board of Commissioners' (1) vote to change the Metroparks logo; or (2) vote to keep existing Metroparks logo as recommended by Chief of Marketing and Communications Danielle Mauter and staff.

**Background:** If vote is in favor of changing the logo, staff requests that the vote be to choose a design provided by Factory Detroit.

The Metroparks is considering updating its current logo for the following reasons: (1) to better reflect the new brand identity of the Metroparks; (2) to reflect the number of changes the organization is undergoing (i.e. to mark a new era in Metroparks history); (3) to be cleaner and easier to replicate in multiple formats such as uniforms, decals marketing collateral and (4) to be more suitable for digital formats in the ever-growing digital focused world.

Factory Detroit has prepared a set of logo options for consideration, including the two options previously brought to the Board. If a new logo is selected, staff suggests starting implementation on Jan. 1, 2020. The rollout for replacing a new logo would be a process that focuses on replacing materials after the natural life cycle of items. The timeline for doing so will also depend on budget and staff scheduling. Budget and staff time does not allow for an immediate replacement of all logos.

A suggested timeline for new logo rollout is listed below. This plan would require further evaluation and possible edits after a final decision on logo design is reached.

- Starting Jan. 1, 2020, logos on the website, digital channels, social media, marketing materials, PowerPoint templates, letterhead, and board materials would be changed.
- Uniform logos would change would take place for use in 2020. For ease of transition, staff would continue to wear either existing or the new logo for one year after that change so that staff does not have to immediately replace their entire wardrobe.
- The Chief of Planning and Development as well as maintenance and building/grounds staff were consulted on preliminary questions of regarding replacing signage. The biggest considerations for signs are in reference to entrance signs and facility signs (the smaller signs that mimic entrance signs for facilities such as golf courses and farm centers within the parks). Staff suggests replacing entrance signs would start in January 2021 to allow time to create a design for signs, to work out the details of the selected

logo and coordinate with maintenance and building/grounds staff on the best materials, machine set-up, staff scheduling, etc. The signage phase-in also allows for discussion during the budget process for 2021.

- It will likely take five years to replace all entrance and facility signs. Work will be done during the winter season and then implement park by park. Future budget planning could also affect how long it takes to complete.
- The suggested initial breakdown/timing:
  - Year one – Kensington and Lower Huron
  - Year two – Stony Creek and Willow/Oakwoods
  - Year three – Lake St Clair/Lake Erie and Hudson Mills/Dexter-Huron/Delhi
  - Year four – Wolcott and Indian Springs/Huron Meadows
  - Year five – buffer time for if the process doesn't go as smoothly as planned
- All other interior signage (such as trailheads, maps, etc.) would be replaced as it becomes damaged or reaches the end of its useable and/or accurate life.
- Any interior signage requests needed to replace damaged or worn out signs would be replaced with the new logo and new branded templates starting in 2020 so as not to extend the life of the existing/old logo. Any requests for facility/entrance signs would either try to be pushed back to late 2020 so artwork and design is ready or started in 2021.
- Other pieces with logo printed on them such as banners, door decals, vehicles decals, vehicle wraps, temporary signage, etc. would be replaced when needed starting in 2020 and as new orders are placed.

The target is to have everything replaced in seven years with main entrance appearances replaced in five years. Depending on budget constraints and timing factors, it could take up to 10 years for a complete changeover of some of the smaller, less obvious appearances.

**Attachment: Proposed Metropark Logos**





# HURON-CLINTON METROPOLITAN AUTHORITY

**Updated**

To: Board of Commissioners  
From: Amy McMillan, Director / Rebecca Franchock, Chief of Finance  
Subject: Report – Financial Forecast  
Date: September 5, 2019

**Background:** Director Amy McMillan and Chief of Finance Rebecca Franchock will give a presentation on the Financial Forecast at the September 12 meeting.

**Attachment:** 2020-2021 Financial Forecast

**\*DRAFT\***

	2017 Actual	% Δ	2018 Actual	% Δ	Amended Budget as of 7/31/2019	% Δ	12/31/2019 Projected	2020 Projected	% Δ	2021 Projected	
<b>REVENUES</b>											
Property Tax	\$ 30,658,374	3.3%	\$ 31,675,974	6.2%	\$ 33,633,873	0.0%	\$ 33,650,000	-1.9%	\$ 33,018,609	3.0%	\$ 34,009,167
Operating	19,340,845	-0.1%	19,328,562	1.9%	19,692,924	-0.5%	19,587,595	0.4%	19,670,000	0.3%	19,735,000
Donations/Foundation Support	245,689	-6.0%	230,829	-39.3%	140,060	51.7%	212,405	5.9%	225,000	0.0%	225,000
Grants	284,871	242.9%	976,902	-94.5%	54,000	0.0%	54,000	-7.4%	50,000	0.0%	50,000
Interest	449,196	57.4%	707,124	-71.7%	200,000	275.0%	750,000	-33.3%	500,000	-20.0%	400,000
Sale of Capital Assets	643,421	-26.4%	473,716	-47.2%	250,000	115.5%	538,804	-35.0%	350,000	-14.3%	300,000
Miscellaneous	351,495	125.1%	791,122	-62.6%	295,858	77.2%	524,369	-80.9%	100,000	0.0%	100,000
<b>TOTAL REVENUE</b>	<b>51,973,892</b>	<b>4.3%</b>	<b>54,184,229</b>	<b>0.2%</b>	<b>54,266,715</b>	<b>1.9%</b>	<b>55,317,173</b>	<b>-2.5%</b>	<b>53,913,609</b>	<b>1.7%</b>	<b>54,819,167</b>
<b>EXPENDITURES</b>											
<b>Park Operations</b>											
Wages & Benefits	24,484,466	-1.4%	24,147,604	8.8%	26,279,932	-4.1%	25,200,942	4.0%	26,216,813	4.0%	27,265,486
Non Wage	8,814,515	-1.3%	8,696,023	9.0%	9,474,379	-8.2%	8,700,000	3.0%	8,961,000	3.0%	9,229,830
<b>Administrative Office</b>											
Wages & Benefits	7,050,753	2.2%	7,206,359	-6.9%	6,710,794	1.9%	6,839,936	-2.1%	6,697,334	4.0%	6,965,227
Non wage	2,071,603	-1.1%	2,047,927	79.5%	3,675,214	-7.5%	3,400,000	-4.2%	3,255,705	3.0%	3,353,376
<b>Major Maintenance</b>											
	2,270,025	12.2%	2,546,143	31.0%	3,336,619	-34.1%	2,200,000	-10.1%	1,978,000	26.4%	2,500,000
<b>Capital Improvements</b>											
Capital Equipment	7,523,358	-34.4%	1,836,784	16.4%	176,718	-100.0%	-	419,000	4.0%	435,760	
Land Acquisition	2,801,065	-34.4%	1,836,784	16.4%	2,137,448	-1.8%	2,100,000	5.7%	2,219,400	-0.9%	2,200,000
	10,900		-		-		-	-		-	
<b>Transfer Out to Capital Project Fund</b>											
	-		9,377,264	-53.1%	4,400,000	0.0%	4,400,000	-45.9%	2,378,290	5.1%	2,500,000
<b>TOTAL EXPENDITURES</b>	<b>55,026,684</b>	<b>1.5%</b>	<b>55,858,104</b>	<b>0.6%</b>	<b>56,191,103</b>	<b>-6.0%</b>	<b>52,840,878</b>	<b>-1.4%</b>	<b>52,125,542</b>	<b>4.5%</b>	<b>54,449,679</b>
<b>General Fund Surplus/(Deficit)</b>	<b>(3,052,793)</b>		<b>(1,673,875)</b>		<b>(1,924,388)</b>		<b>2,476,295</b>		<b>1,788,067</b>		<b>369,488</b>
<b>Use of Fund Balance</b>											
Nonspendable	1,055,873		892,577		900,000		900,000		900,000		900,000
Restricted	349,962		374,301		404,000		404,000		436,000		471,000
Committed											
Land	5,395,244		5,536,694		5,536,694		5,536,694		5,536,694		5,536,694
Rate Stabilization	688,223		1,063,175		783,175		783,175		503,176		223,175
Assigned	12,108,959		7,184,481		4,000,000		4,000,000		4,000,000		4,000,000
Unassigned	18,280,129		21,153,287		22,656,258		25,132,553		24,692,324		25,306,813
<b>TOTAL FUND BALANCE</b>	<b>\$ 40,931,461</b>	<b>\$ 37,878,390</b>	<b>\$ 36,204,515</b>		<b>\$ 34,280,127</b>		<b>\$ 36,756,422</b>		<b>\$ 36,068,194</b>		<b>\$ 36,437,682</b>

**HURON-CLINTON METROPOLITAN AUTHORITY**

To: Board of Commissioners  
From: Amy McMillan, Director  
Subject: Report – Capital Improvement Projects / Major Maintenance  
Date: September 5, 2019

**Background:** The process for determining capital improvement projects has been driven by park staff. Each district was asked to prioritize capital projects and major maintenance for the 2020 budget year.

The attached list for capital improvements and major maintenance is for discussion purposes only.

**Attachments: Capital Improvement Projects List**

**Major Maintenance Projects List**

# DRAFT

## 2020 Capital Improvement Projects

Location	Project	Project Cost	Grant Funding	Net Funding
<b>Lake St. Clair</b>				
	Black Creek Marsh Wetland Filtration Enhancement	\$ 253,000	\$ 160,000	\$ 93,000
	Accessible Kayak Launch and Power	50,000		50,000
	<b>Lake St. Clair Total</b>	<b>\$ 303,000</b>	<b>\$ 160,000</b>	<b>\$ 143,000</b>
<b>Kensington</b>				
	Maple Beach - Universal Accessible Playground	\$ 524,990	\$ -	\$ 524,990
	East Boat Launch - Accessible Kayak Launch	308,000	154,000	154,000
	<b>Kensington Total</b>	<b>\$ 832,990</b>	<b>\$ 154,000</b>	<b>\$ 678,990</b>
<b>Lower Huron/Willow /Oakwoods</b>				
	Lower Huron North Fishing Site - Accessibility Improvements	\$ 288,800	\$ 144,400	\$ 144,400
	Willow Main Park Road Culvert Replacements near Acorn Knoll	40,000	-	40,000
	Willow Golf Course Culvert Replacement on Hole 1, 9 and 10	225,000	-	225,000
	Willow New Administrative Office and Existing Maintenance Building - Gas Service Line	200,000	-	200,000
	Oakwoods Accessible Nature Trail Development	248,000	124,000	124,000
	<b>Lower Huron/Willow Total</b>	<b>\$ 1,001,800</b>	<b>\$ 268,400</b>	<b>\$ 733,400</b>
<b>Hudson Mills/Dexter-Huron/Delhi</b>				
	Hudson Mills Rapids View area Development	\$ 453,800	\$ 226,900	\$ 226,900
	Delhi Relocating Boarder to Border Trail	100,000	-	100,000
	Delhi Relocating Concessionaire Canoe Livery Building	75,000	5,000	70,000
	Hudson Mills Toll Booth Removal and Replacement	80,000	-	80,000
	<b>Hudson Mills Total</b>	<b>\$ 708,800</b>	<b>\$ 231,900</b>	<b>\$ 476,900</b>
<b>Stony Creek</b>				
	Development of Off Leash Dog Area	\$ 138,500	\$ 50,000	\$ 88,500
	Shore Fishing Replace Vault Latrine	60,000		60,000
	<b>Stony Creek Total</b>	<b>\$ 198,500</b>	<b>\$ 50,000</b>	<b>\$ 148,500</b>
<b>Lake Erie</b>				
	Boat Launch Fish Cleaning Station	\$ 45,000	\$ -	\$ 45,000
	Accessible Kayak Launch with Area Development	245,000	122,500	122,500
	<b>Lake Erie Total</b>	<b>\$ 290,000</b>	<b>\$ 122,500</b>	<b>\$ 167,500</b>
<b>Wolcott Mill</b>				
	Phase Two - Animal Pen Fencing Replacement	\$ 30,000	\$ -	\$ 30,000
	<b>Wolcott Mill Total</b>	<b>\$ 30,000</b>	<b>\$ -</b>	<b>\$ 30,000</b>
<b>GRAND TOTAL</b>		<b>\$ 3,365,090</b>	<b>\$ 986,800</b>	<b>\$ 2,378,290</b>

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## Major Maintenance Project List

Location	Project	Project Cost
Lake St. Clair	Boardwalk Decking Replacement	\$ 150,000
	Park Office Boiler Replacement	65,000
	Beach Spoil Containment/Removal	40,000
	Plaza Concrete/Light Poles Replacement	40,000
	Marina Dock Repairs	20,000
	Adventure Golf Carpet Repair	15,000
	Shelter Roof/Shingles Repairs-Parkwide	15,000
	Adventure Golf Boardwalk Decking Replacement	12,000
	Pool Slide and Sprayzone Pump Rebuilding	12,000
	<b>Lake St. Clair Total</b>	<b>\$ 369,000</b>
Kensington	Flooring and Features Replacement at Splash 'N' Blast	\$ 210,000
	Boat Rental Removal of Boat House and Sink Hole Repairs	150,000
	Hike-Bike Path Shoulder Stone Replenishment -Parkwide	30,000
	Farm Center Historic 1856 Horse Barn Roof Replacement	15,000
	Golf Course Cart Barn Roof Replacement	15,000
	<b>Kensington Total</b>	<b>\$ 420,000</b>
Lower Huron/Willow	Lower Huron Fishing Piers, Erosion Reinforcement	\$ 100,000
	Turtle Cove Splashpad Resurface	32,000
	Turtle Cove Pavement Joint Sealing	30,000
	Replace Variable Frequency Drive Control Panel at Turtle Cove Lazy River	15,000
	Willow Replace Vinyl Siding at Comfort Stations	15,000
	<b>Lower Huron/Willow Total</b>	<b>\$ 192,000</b>
Hudson Mills	Golf Course Pump House - Upgrade Irrigation	\$ 120,000
	<b>Hudson Mills Total</b>	<b>\$ 120,000</b>
Stony Creek	Shelden Trails and Road Shoulders Gravel Replenishment	\$ 20,000
	Maintenance Building Repair Door Jam Structural Issue	20,000
	Golf Course Install Culverts for Water Drainage	20,000
	Golf Course Renovate Trees	20,000
	Replace ADA Ramp Walkway, Wall Repair and Broken Concrete	20,000
	Evaluation of Well/Pump/Line at Snell Rd Pumping Station	15,000
	Eastwood Beach Entrance Road Spot Repairs	15,000
	Replace Comfort Station Doors - Parkwide	12,000
	<b>Stony Creek Total</b>	<b>\$ 142,000</b>
Lake Erie	Storm Water Management Improvements	\$ 100,000
	Wave Pool Deck Carpet Replacement	75,000
	Wave Pool Plaza Concrete Work adjacent to Hike-Bike Trail	60,000
	Cove Point Shoreline Restoration/Protection	25,000
	Boat Launch Road Culvert Replacement Phase II	60,000
	Wave Pool Coin Locker Replacement	30,000
	<b>Lake Erie Total</b>	<b>\$ 350,000</b>
Wolcott Mill	Historic Center Structural Repairs	\$ 250,000
	Goat Barn Upgrades	\$ 50,000
	<b>Wolcott Mill Total</b>	<b>\$ 300,000</b>
Indian Springs	EDC Pond Dome, Carpet Replacement and Leak Repairs	\$ 85,000
	<b>Indian Springs Total</b>	<b>\$ 85,000</b>
	<b>GRAND TOTAL</b>	<b>\$ 1,978,000</b>

**HURON-CLINTON METROPOLITAN AUTHORITY****Late Addition**

To: Board of Commissioners  
From: Amy McMillan, Director  
Subject: Report – Capital Equipment  
Date: September 9, 2019

**Background:** Purchasing and park staff has developed a proposed capital equipment list for the 2020 budget and will be an item for discussion at the September 12 meeting.

**Attachments:** Capital Equipment List

# DRAFT

## 2020 Capital Equipment List

Location	Equipment	Amount
<b>Administrative Office</b>		
	Computer Equipment, SAN Storage	\$ 75,000
	Staff Vehicle - Field Engineer	23,000
	Water Tank for Prescribed Burns vehicle	15,000
	Truck, Amphibious Vehicle for wetland areas	22,000
	SUV - Police	30,000
	<b>Administrative Office Total</b>	<b>\$ 165,000</b>
<b>Lake St. Clair</b>		
	Truck, Quarter Ton Crew Cab	\$ 35,000
	Utility Cart	9,000
	Utility Cart	9,000
	Paint Striper	6,500
	Buoy, Channel Marker	8,000
	Utility Cart	9,000
	SUV - Police	32,000
	<b>Lake St. Clair Total</b>	<b>\$ 108,500</b>
<b>Stony Creek</b>		
	Forklift	\$ 130,000
	Mower, 16-foot Rotary Mower	85,000
	Mower, Zero Turn Mower	12,500
	Mower, Zero Turn Mower	12,500
	Utility Vehicle, Cart	9,000
	Utility Cart	11,000
	SUV - Police	32,000
	Inflatable Water Slide	231,900
	Beach Equipment, accessible beach mat	5,000
	<b>Stony Creek Total</b>	<b>\$ 528,900</b>
<b>Wolcott Mill</b>		
	Forage Harvester	\$ 50,000
	Forage Wagon	20,000
	<b>Wolcott Mill Total</b>	<b>\$ 70,000</b>

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## 2020 Capital Equipment List

Location	Equipment	Amount
<b>Kensington</b>		
	Utility Cart	\$ 9,000
	Utility Vehicle, w/brush and plow	39,000
	Truck Dump Box	10,000
	Mower, golf greens mower	30,000
	Mower, golf greens mower	30,000
	SUV - Police	32,000
	SUV - Police	32,000
	Beach Equipment, accessible beach mat	5,000
	<b>Kensington Total</b>	<b>\$ 187,000</b>
<b>Indian Springs</b>		
	Computer Equipment, SAN Storage	\$ 75,000
	<b>Indian Springs Total</b>	<b>\$ 75,000</b>
<b>Hudson Mills</b>		
	Mower, Ditch Bank attachment	\$ 13,000
	Mower, Zero Turn	13,000
	Blower, golf turf blower	7,000
	Utility Vehicle, with Plow	20,000
	Truck, Half-Ton with Plow	38,000
	SUV - Staff Vehicle	23,000
	Mower, 16-foot rotary mower	95,000
	Mower, 11-foot rotary mower	60,000
	Utility Cart	12,000
	Utility Cart	9,000
	<b>Hudson Mills Total</b>	<b>\$ 290,000</b>
<b>Huron Meado</b>		
	Golf Carts, Electric with lithium batteries	\$ 413,000
	Mower, Golf Greens	30,000
	Aerator, Golf	20,000
	Golf Cart, ADA Accessible	7,500
	<b>Huron Meadows Total</b>	<b>\$ 470,500</b>
<b>Lower Huron</b>		
	Mower, 11-foot rotary	\$ 60,000
	Utility Vehicle, 4x4	15,000
	Tractor, Brush Hog	60,000
	Sprayer, golf	60,000
	SUV - Police	32,000
	<b>Lower Huron Total</b>	<b>\$ 227,000</b>

# DRAFT

## 2020 Capital Equipment List

Location	Equipment	Amount
<b>Lake Erie</b>		
	Utility Cart, 4 Passenger Golf Cart with Trailer	\$ 12,000
	Dump Box, 3 yard for Dump Truck	10,000
	Mower, Golf Greens Mower	36,000
	Trap Rake, Golf	22,000
	Club Car Beverage Cart, Golf	10,000
	Golf Cart, ADA Accessible	7,500
	<b>Lake Erie Total</b>	<b>\$ 97,500</b>
	<b>GRAND TOTAL</b>	<b>\$ 2,219,400</b>



## HURON-CLINTON METROPOLITAN AUTHORITY

To: Board of Commissioners  
 From: Mike Henkel, Chief of Engineering Services  
 Subject: Report – Supplemental Major Maintenance Fund  
 Date: September 5, 2019

### Action Requested: Motion to Receive and File

That the Board of Commissioners' receive and file Supplemental Major Maintenance Fund report as recommended by Chief of Engineering Services Mike Henkel and staff.

**Background:** The Supplemental Major Maintenance Reserve Fund (SMMRF) was established by the Board of Commissioners in 1994 and is funded from oil and gas royalty revenues. The fund's intent is to be used for significant projects that are outside the scope of normal capital and major maintenance projects. In order for a project to qualify for the use of supplemental major maintenance funds, a project must be more than \$200,000 and be evaluated on the following criteria:

- Repair/replacement of worn/obsolete facilities/infrastructure
- Project eliminates hazards to the public or employees
- Extent of usage of the facility
- Project improves efficiency
- Extends useful life of the facility

\$11.9 million of projects have been funded using SMMRF funds over the past 25 years. Examples of past projects funded from the Supplemental Major Maintenance Reserve Fund include:

- Lake St. Clair Water System replacement
- Lake St. Clair Sanitary System Repairs
- Kensington Pump Station Improvements
- Kensington Buno Road Bridge Rehabilitation
- Lower Huron Water and Sewer Improvements
- Stony Lower Dam Rehabilitation
- Stony Creek Water System Improvements
- Stony Creek Main Sewer Repair and Replacement
- Oakwoods Flat Rock Dam Rehabilitation
- Lake Erie Cove Point Bridge Replacement

Oil and gas royalty revenue and interest earned on the SMMRF funds provides the sole source of funding for the SMMRF. The amount of revenue varies and is dependent on the current market rate for oil and gas as well as production quantity. The balance in the fund is currently just over \$5 million. Royalty payments began in 1994 and although they have diminished, they

continue to this day. Since inception, the wells have provided \$14.2 million in royalties. Interest generated by unspent SMMRF funds totals \$2.7 million. Total income for the fund is just under \$16.9 million.

A total of four wells were put into production throughout the history of the SMMRF. Three at Kensington and one at Indian Springs. The Indian Springs site was closed and the site was restored in 2015 as a result of dwindling production. One of the Kensington sites is currently idle due to insolvency of the lease holder. The remaining two Kensington wells continue to provide royalty payments (\$96,000 in 2018).

A future project that could qualify for Supplemental Major Maintenance funding would be the Lake St. Clair Electrical Supply System Replacement. The electrical supply for Lake St. Clair comes in from Detroit Edison to one location near the Nature Center. All of the power buildings, conductors, switch gears, and transformers from this point in are owned by the Metroparks.

This is a unique arrangement. Generally, Detroit Edison owns the incoming line up to the transformer which, is usually located near a building. This situation places the burden of maintaining the electrical infrastructure on the park system. Lake St. Clair has experienced issues with the buried electrical conductors failing causing major disruptions to park operations. The last incident occurred when a conductor shorted out and catching fire. The resulting failure left most of the park without power during the busy summer season.

The electrical supply replacement project will take at least a year to design. The project would look at lowering the supply voltage, possibly realigning the underground supply conductors, moving the existing transformers outside of the buildings, and updating all the control structures.

At this time, based on updated financial forecast information, staff recommends funding the project through the more traditional Capital Project fund as opposed to using the Supplemental Major Maintenance Reserve Fund.

**HURON-CLINTON METROPOLITAN AUTHORITY**

To: Board of Commissioners  
From: Nina Kelly, Chief of Planning and Development  
Subject: Approval – Metroparks Land Acquisition Opportunities  
Date: September 5, 2019

**Action Requested: Motion to Approve**

That the Board of Commissioners' approve staff to initiate the acquisition process for 31820/6 South River Road in Harrison Township and 4210 Teggerdine Road in White Lake Township in partnership with Six Rivers Land Conservancy as recommended by Chief of Planning and Development Nina Kelly and staff.

**Fiscal Impact:** A consultant will be hired to complete environmental assessments prior to purchase. A contract with Six Rivers Land Conservancy detailing facilitation fees will be brought to the Board separately for approval. Funding for these items is available in Land Acquisition fund.

**Background:** Nina Kelly, chief of planning and development will present information to the Board outlining current Metroparks Land Acquisition and Divestiture policies, summarize the existing opportunities, and propose next steps in conjunction with Chris Bunch, executive director of the Six Rivers Land Conservancy.

**Attachments:** Property appraisal for proposed acquisition – White Lake Twp.  
Property appraisal for proposed acquisition – Harrison Twp.

APPRAISAL OF



LOCATED AT:

4210 Teggerdine Rd  
White Lake, MI 48386-1021

CLIENT:

Huron-Clinton Metroparks  
13000 High Ridge Drive  
Brighton, MI, 48114-9058

AS OF:

July 26, 2019

APPRAISED VALUE:

\$280,000

BY:

Laura Herrington  
Certified General Appraiser

COMPLETE APPRAISAL COMPANY  
**Summary Residential Appraisal Report**

File No. 25405

PURPOSE	The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.				
	Client Name/Intended User <b>Huron-Clinton Metroparks</b>		E-mail <b>nina.kelly@metroparks.com</b>		
	Client Address <b>13000 High Ridge Drive</b>		City <b>Brighton</b>	State <b>MI</b>	Zip <b>48114-9058</b>
	Additional Intended User(s) <b>N/A</b>				
Intended Use <b>Fair Market Value</b>					

SUBJECT	Property Address <b>4210 Teggerdine Rd</b>		City <b>White Lake</b>	State <b>MI</b>	Zip <b>48386-1021</b>
	Owner of Public Record <b>John T Gordon</b>		County <b>Oakland</b>		
	Legal Description <b>TN3, R8E, SEC 3 MAC DIARMID ACRES LOT 13</b>				
	Assessor's Parcel # <b>12-03-276-001</b>		Tax Year <b>2018</b>	R.E. Taxes \$ <b>2,059.87</b>	
	Neighborhood Name <b>MAC DIARMID ACRES</b>		Map Reference <b>MSA/MD 47664</b>	Census Tract <b>1300.00</b>	
Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)					

SALES HISTORY	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.		
	Prior Sale/Transfer: Date	Price	Source(s)
	Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) <b>No transfers of the subject property were noted three years prior to the subject inspection date.</b>		
	There were no transfers of the comparable sales for the year prior to the date of the comparable sale other than comparable sale #3 which had a DEED transfer 12/20/2018 for \$980,000, possible land split involving cell tower present, circumstances unknown.		
	Offerings, options and contracts as of the effective date of the appraisal <b>None Noted</b>		

Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
Location	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	20 %		
Built-Up	<input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	%		
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	150 Low	2	Multi-Family	%		
Neighborhood Boundaries <b>North of M-59, South of Andersonville Road, East of Ormond Road, West of Whit Lake Road in the Clarkston Community School District</b>			500 High	80	Commercial	5 %			
Neighborhood Description <b>The subject is located in a suburban recreational setting where most homes are located in subdivisions along paved roads and business or retail is found in scattered strip centers along main roads. Employment centers and amenities are located within 10 miles of the subject property. A typical commute is 20 to 30 minutes.</b>			200 Pred.	45	Other Rec/Wtr	75 %			
Market Conditions (including support for the above conclusions) <b>Prices remain stable with both conventional and non-conventional financing common. Average sales-to-asking prices were found to be 96%-100%, including reported seller's concessions.</b>									

SITE	Dimensions <b>171.69 x 1257.30 x 179.93 x 1258.07</b>	Area <b>5.08 Ac</b>	Shape <b>Rectangular</b>	View <b>Woods</b>				
	Specific Zoning Classification <b>SF</b>	Zoning Description <b>Suburban Farm</b>						
	Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)	Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe. <b>Analysis considered if said use is legally permissible, physically possible, financially feasible, and maximally productive.</b>						
	Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public	Private
	Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input type="checkbox"/>	<input checked="" type="checkbox"/> Well	Street <b>Gravel</b>	<input checked="" type="checkbox"/>
Gas	<input type="checkbox"/>	<input checked="" type="checkbox"/> Propane	Sanitary Sewer	<input type="checkbox"/>	<input checked="" type="checkbox"/> Septic	Alley <b>None</b>	<input type="checkbox"/>	<input type="checkbox"/>
Site Comments <b>The improvements appear to conform to all current local zoning regulations. In the event of a major loss by fire, it could be rebuilt without a zoning variance. Site dimensions were obtained from online local assessors. The subject site is bound on the north, west, and east by Indian Springs Golf Course; a portion of the Indian Springs Metropark. Discourse between the current owner and the Metropark authorities have indicated an interest by both parties to consider adding the subject site to the Metropark.</b>								

GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION materials		INTERIOR materials	
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One w/Acc. unit <input type="checkbox"/>	<input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	<b>ConcBlock</b>		Floors	<b>Wood/VTile</b>	
# of Stories <b>1</b>	<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	<b>Vinyl/Wd/Brick</b>		Walls	<b>Plstr/Dwall</b>	
Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area <b>1202.88 sq. ft.</b>	Roof Surface	<b>AsphaltShngl</b>		Trim/Finish	<b>Wood</b>	
<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish <b>50 %</b>	Gutters & Downspouts	<b>Aluminum</b>		Bath Floor	<b>VylTile</b>	
Design (Style) <b>Ranch</b>	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	<b>VylCsm/Db/Hng</b>		Bath Wainscot	<b>VylTile</b>	
Year Built <b>1963</b>		Storm Sash/Insulated	<b>Yes</b>		Car Storage	<input type="checkbox"/> None	
Effective Age (Yrs) <b>30</b>		Screens	<b>Yes</b>		<input checked="" type="checkbox"/> Driveway # of Cars <b>2</b>		
Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HW <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> WoodStove(s) #0		Driveway Surface	<b>Asphalt</b>	
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel <b>Gas</b>	<input checked="" type="checkbox"/> Fireplace(s) # <b>1</b>	<input type="checkbox"/> Fence <b>None</b>		<input checked="" type="checkbox"/> Garage # of Cars <b>2</b>		
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck 2 Deck	<input checked="" type="checkbox"/> Porch <b>Covered</b>		<input type="checkbox"/> Carport # of Cars <b>0</b>		
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool <b>None</b>	<input type="checkbox"/> Other <b>None</b>		<input checked="" type="checkbox"/> Att. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in		
Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe) <b>Vented Hood</b>							
Finished area above grade contains: <b>7 Rooms</b>		<b>3 Bedrooms</b>		<b>1.0 Bath(s)</b>		<b>1,560 Square Feet of Gross Living Area Above Grade</b>	
Additional Features <b>None noted</b>							

IMPROVEMENTS	Comments on the Improvements <b>Updates to the subject property include partial bath and floors, roof, A/C and furnace in the last ten years, siding, windows and water heater in the last five to seven years. The subject property is in overall average condition and suffers from a small amount of deferred maintenance. All deferred maintenance items are considered cosmetic in nature with a cost to cure of less than \$500. See photos.</b>							

COMPLETE APPRAISAL COMPANY  
**Summary Residential Appraisal Report**

File No. 25405

FEATURE	SUBJECT	COMPARABLE SALE NO. 1			COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3		
4210 Teggerdine Rd Address White Lake		1145 Hill Rd White Lake Twp, MI 48383-2205			2431 Porter Rd White Lake Twp, MI 48383-2337			5971 Ormond Rd White Lake Twp, MI 48383-1030		
Proximity to Subject		3.79 miles SW			2.70 miles SW			3.15 miles SW		
Sale Price	\$ N/A	\$ 265,000			\$ 305,000			\$ 317,600		
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 169.65 sq. ft.			\$ 217.86 sq. ft.			\$ 226.86 sq. ft.		
Data Source(s)		RC #219059811;DOM 3			RC #218084365;DOM 71			RC #219006484;DOM 40		
Verification Source(s)		Ext Insp/MLS/Online Municipal			Ext Insp/MLS/Online Municipal			Ext Insp/MLS/Online Municipal		
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment	DESCRIPTION	+	(-) \$ Adjustment
Sale or Financing Concessions		ArmLth Conv;1000		-1,000	ArmLth Conv;0			ArmLth Conv;0		
Date of Sale/Time	N/A	s07/19;c06/19			s02/19;c08/18			s04/19;c01/19		
Location	Suburban/Avg	Suburban/Avg			Suburban/Avg			Suburban/Avg		
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple		
Site	5.08 ac	2.29 ac		14,000	10.21 ac		-25,700	10.07 ac		-25,000
View	Woods	Woods			Residential			Residential		
Design (Style)	Ranch	Ranch			Ranch			Ranch		
Quality of Construction	Average	Average			Average			Average		
Actual Age	56 Years	31 Years			129 Years			46 Years		
Condition	Average	Average			Average			Superior		-15,900
Above Grade	Total Bdrms Baths	Total Bdrms Baths			Total Bdrms Baths			Total Bdrms Baths		
Room Count	7 3 1.0	6 3 2.0		-5,000	5 3 2.0		-5,000	5 2 2.0		-5,000
Gross Living Area 40.00	1,560 sq. ft.	1,562 sq. ft.		0	1,400 sq. ft.		6,400	1,400 sq. ft.		6,400
Basement & Finished Rooms Below Grade	1202sf600sfwo Part Finish/Bath	1562sf0sfwo Unfinished/None		-1,400 5,000	552sf0sfwo Unfinished/None		2,600 5,000	1400sf1000sfwo Finished/None		-800 5,000
Functional Utility	3 Bedroom/Avg	3 Bedroom/Avg			3 Bedroom/Avg			2 Bed/In GLA		0
Heating/Cooling	FWA/CAir	FWA/CAir			FWA/None		2,000	FWA/CAir		
Energy Efficient Items	Typical for Mkt	Typical for Mkt			Typical for Mkt			Typical for Mkt		
Garage/Carport	2 Car Att Gar	2 Car Att Gar			3 Car Det Gar		-3,000	None		6,000
Porch/Patio/Deck	Porch/Deck(2)	Porch/Deck		1,000	Porch/Deck		1,000	Porch/Patio/Deck		0
Fireplace	1 F/P	1 F/P			1 W/S		0	None		2,000
Amenities	Bsmt/Walk Out	Bsmt/Walk Out			PI Barn, Pavil, Ln-To		-10,000	Bsmt/WO/PI Brn		-5,000
Pond	Pond	None Noted		5,000	Pond			Pond		
Net Adjustment (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> -		\$ 17,600	<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ 26,700	<input type="checkbox"/> + <input checked="" type="checkbox"/> -		\$ 32,300
Adjusted Sale Price of Comparables		Net Adj. 6.6%			Net Adj. -8.8%			Net Adj. -10.2%		
		Gross Adj. 12.2%		\$ 282,600	Gross Adj. 19.9%		\$ 278,300	Gross Adj. 22.4%		\$ 285,300

Summary of Sales Comparison Approach All comparables used were relevant for style of construction, age and proximity. All comparable sales have something in common with the subject property and collectively they support the estimated market value.

The opinion of value is set toward the middle of the very narrow adjusted value range.

See text addendum for further comment on the Sales Comparison Approach.

**COMMENTS**

Discussion of methods and techniques employed, including reason for excluding an approach to value: The Cost Approach is not implemented due to the age of the subject and difficulty in estimating depreciation. The Income Approach is not implemented due to lack of market data as most homes are owner occupied. As a result, most weight is given to the Sales Comparison Approach.

Reconciliation comments: The Sales Comparison Approach is considered the best indicator of value because it reflects the actions of willing and informed buyers and sellers in an open market place. As a result, most weight is given to the Sales Comparison Approach.

**RECONCILIATION**

Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report as of 07/26/2019, which is the effective date of this appraisal, is:

Single point \$ 280,000  Range \$ \_\_\_\_\_ to \$ \_\_\_\_\_  Greater than  Less than \$ \_\_\_\_\_

This appraisal is made  "as is,"  subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed,  subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed  subject to the following:

## Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as "the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.
8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar expert, unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

**Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.**

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.
10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is unlikely to be consistent with the definition of Insurable Value for property insurance coverage/use.
11. The ACI General Purpose Appraisal Report (GPAR™) is not intended for use in transactions that require a Fannie Mae 1004/Freddie Mac 70 form, also known as the Uniform Residential Appraisal Report (URAR).

## Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

### SCOPE OF APPRAISAL

The intended use of this appraisal is to provide an opinion of the market value of the subject property, as of the date of valuation. The property rights appraised are Fee Simple Estate. Fee Simple Estate is defined as "Absolute ownership unencumbered by any other interest or estate subject only to the limitations imposed by governmental powers of taxation, eminent domain, police power, and escheat."

The valuation process involves an interior/exterior inspection of the subject by the appraiser. Next, the appraiser gathers, analyzes and confirms applicable market data information using in-house files, multiple listing services, real estate brokers, local government records and other sources relevant to this assignment. The appraiser then applies the data gathered to the applicable approaches to value, reconciles the results and provides an opinion of market value.

The photographs for this report were taken by a digital camera in order to comply with the requirements of many lender/clients who require electronic transmission of the entire file. This report may contain comparable photos from our extensive database or the local MLS. These photos are taken on/or about the time of listing/sale. This is the best indicator of the condition of the comparable property at the time of sale. Many homes are modified shortly after possession, so photos taken at a later date are not always a reliable indicator of the property's condition at the time of sale.

**Appraiser's Certification**

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

**COMPETENCY OF THE APPRAISER**

This appraiser hereby certifies that he/she has the experience and knowledge to adequately execute this appraisal assignment competently and completely, without assistance of others unless otherwise noted within this report.

**Additional Certifications:**

**STATE LAW REQUIREMENT**

In Michigan, appraisers are required to be licensed and are now regulated by the Michigan Department of Licensing and Regulatory Affairs, P.O. Box 30018, Lansing, Michigan, 48909. The following licenses are issued by the department: State Certified General; State Certified Residential; State Licensed; Limited License. Limited License appraisers may only materially assist in an appraisal assignment under the direct supervision of a State Certified Appraiser.

**COMPLIANCE TO THE INDUSTRY STANDARD**

This appraisal conforms to the current edition of the Uniform Standards of Professional Appraisal Practice (USPAP) that became effective August 1990 by FNMA and the Office of the Comptroller, and with the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA) and Title XI. The appraiser's analysis opinions and conclusions were developed in accordance with and in conformity to USPAP Standard 1, Real Property Appraisal Development. The results of the appraisal have been reported in an Appraisal Report in compliance with USPAP Standard 2, Real Property Appraisal Reporting.

Definition of Value:  Market Value  Other Value: \_\_\_\_\_

Source of Definition: USPAP Advisory Opinions 2010-2011 Edition, A-105

"Market Value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their own best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sale concessions granted by someone associated with the sale."

**ADDRESS OF THE PROPERTY APPRAISED:**

4210 Teggerdine Rd

White Lake, MI 48386-1021

EFFECTIVE DATE OF THE APPRAISAL: 07/26/2019

APPRAISED VALUE OF THE SUBJECT PROPERTY \$ 280,000

**APPRAISER**

Signature: *Laura Herrington*

Name: Laura Herrington

State Certification # 1201069642

or License # \_\_\_\_\_

or Other (describe): \_\_\_\_\_ State #: \_\_\_\_\_

State: MI

Expiration Date of Certification or License: 07/31/2020

Date of Signature and Report: 08/21/2019

Date of Property Viewing: 07/26/2019

Degree of property viewing:

Interior and Exterior  Exterior Only  Did not personally view

**SUPERVISORY APPRAISER**

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

State Certification # \_\_\_\_\_

or License # \_\_\_\_\_

State: \_\_\_\_\_

Expiration Date of Certification or License: \_\_\_\_\_

Date of Signature: \_\_\_\_\_

Date of Property Viewing: \_\_\_\_\_

Degree of property viewing:

Interior and Exterior  Exterior Only  Did not personally view

## ADDENDUM

Client: Huron-Clinton Metroparks  
Property Address: 4210 Teggerdine Rd  
City: White Lake

File No.: 25405  
Case No.:  
State: MI Zip: 48386-1021

This addendum is to become a part of the Appraisal Report submitted to you regarding the above described property.

### HIGHEST & BEST USE

The appraiser has concluded the highest and best use of the property, as improved, to be its current use. This opinion is supported by the fact that the improved property is physically possible (see improvements description and pictures), is a legal use (see site section/zoning), is financially feasible (see sales comparison approach for sales of similar properties) and is considered to be the maximally productive use (improvements contribute positively to the site and it would not be feasible to change them to a more productive use without substantial capital improvement).

### SCOPE OF APPRAISAL

The intended use of this appraisal is to provide an opinion of the market value of the subject property, as of the date of valuation. The property rights appraised are Fee Simple Estate. Fee Simple Estate is defined as "Absolute ownership unencumbered by any other interest or estate subject only to the limitations imposed by governmental powers of taxation, eminent domain, police power, and escheat."

The valuation process involves an interior/exterior inspection of the subject by the appraiser. Next, the appraiser gathers, analyzes and confirms applicable market data information using in-house files, multiple listing services, real estate brokers, local government records and other sources relevant to this assignment.

The appraiser then applies the data gathered to the applicable approaches to value, reconciles the results and provides an opinion of market value.

Further information pertaining to the *Scope of Work* appears elsewhere in this report.

### SUBJECT PROPERTY

The subject property is a single family ranch style dwelling located on a wooded lot at the end of a road in White Lake Township, Michigan. The subject site is bound on the north, west, and east by Indian Springs Golf Course; a portion of the Indian Springs Metropark.

The subject's interior features three bedrooms, one full bath, and typical family rooms. The walkout basement is partially finished with a recreational room, and a full bath.

The subject's exterior features an asphalt drive, attached two car garage, open and covered concrete porches, multi level wood deck, a pond, and mature landscaping.

### IMPROVEMENTS

The interior of the subject is typical of the homes in this neighborhood. The appraised value includes only those items that are considered part of the real estate. The actual insulation "r" factor is unknown. Adequacy is assumed to be average for the area. The electrical service is estimated at 100 amps with fuses. No energy efficient items were observed upon inspection.

The appraiser provides an opinion of value. The appraiser does not guarantee that the property is free of defects or environmental problems. The appraiser performs an inspection of visible and accessible areas only. The appraiser recommends a professional home inspection and/or environmental inspection.

### SALES COMPARISON APPROACH

All comparables are similar ranch style homes, within the same market, and represent a viable alternative to the subject. Appropriate adjustments are applied to the comparables in order to adequately consider their differences from the subject in regards to lot size, condition, square footage, and amenities.

**The comparable sales presented within this report are considered the best available to this appraiser at the time for comparison to the subject.** Comparable sales information is based on MLS, builder sales records, and/or local government records. All comparable sales have been verified as closed by the MLS and government records unless otherwise noted.

The appraiser is unaware of any special financing regarding comparable sales, other than that noted on the sales comparison grid.

Site is adjusted at \$5,000/acre over one acre difference.

No age adjustments are applied as all homes have similar effective ages based on maintenance and updates.

A negative 10% condition adjustment is applied to comparable sale #3 for its superior kitchen updates.

The gross living area adjustment is based on \$40 per square foot where the variance exceeds 100 square feet. Adjustments for less than 100 square feet are not deemed necessary.

If the bedroom count of the comparables differ from the subject, the difference may be reflected in the gross living area adjustment (sale #3).

First line basement adjustments are applied at \$4 for size and \$6 for finish including recreation rooms, bedrooms, etc., where the variance exceeds 100 square feet. Second line basement adjustments are applied for baths (\$5,000). Other amenities such as walk out access are adjusted on a lower line.

Other adjustments may be applied for amenities found in the subject or comparables and adjusted at market reaction rather

ADDENDUM

Client: Huron-Clinton Metroparks  
Property Address: 4210 Teggerdine Rd  
City: White Lake

File No.: 25405  
Case No.:  
State: MI Zip: 48386-1021

than cost to cure.

All comparables used were relevant for style of construction, age and proximity. All comparable sales have something in common with the subject property and collectively they support the estimated market value.

The opinion of value is set toward the middle of the very narrow adjusted value range.

**ADJUSTMENTS**

Not all adjustments in the Sales Comparison Approach can be directly extracted or supported by the available market data with a high degree of accuracy. Some adjustments have an element of subjectivity and professional judgment which the appraiser has applied based on prior observations of the reactions of typical/knowledgeable buyers' and sellers' in the marketplace. This method is a standard and well accepted practice within the appraisal industry. All interested parties are encouraged to have an understanding of basic valuation practices when appraising atypical or complex properties; or where there is an extreme absence of like elements of comparison; or in instances where the market data is inconsistent with which to draw better supported adjustments and overall value conclusions. Appraising Residential Properties, 4th Edition, Appraisal Institute, Page 342, "Limitations of Paired Data Analysis" states, "This brief discussion of paired data analysis may seem to suggest that identifying the effects of property differences from market data is a straightforward procedure that can produce accurate, complete mathematical results in all appraisals. Such an impression would be misleading. Appraisers develop an opinion of market value by applying their judgment to the analysis and interpretation of data. Paired data analysis is a tool that an appraiser can apply to market data in some circumstances. When used in conjunction with other analytical tools, this type of analysis supports and guides the appraiser's judgment, but it does not take its place. Perfect sets of comparables that vary in a single, identifiable respect are rarely found. Because properties that are sufficiently similar to the subject are usually limited in number, the decision to apply paired data analysis in a given situation is a matter of judgment. Often the sampling size may not be large enough to provide a solid statistical foundation for the appraiser's conclusions."

USPAP ADDENDUM

File No. 25405

Borrower: \_\_\_\_\_  
 Property Address: 4210 Teggerdine Rd  
 City: White Lake County: Oakland State: MI Zip Code: 48386-1021  
 Lender: Huron-Clinton Metroparks

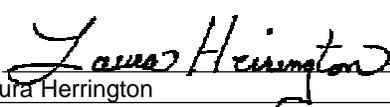
**Reasonable Exposure Time**  
 My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 60-90 days

**Additional Certifications**

I have performed **NO** services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

**Additional Comments**

<p><b>APPRAISER:</b></p> <p>Signature: <u></u>        Name: <u>Laura Herrington</u>        Date Signed: <u>08/21/2019</u>        State Certification #: <u>1201069642</u>        or State License #: _____        or Other (describe): _____ State #: _____        State: <u>MI</u>        Expiration Date of Certification or License: <u>07/31/2020</u>        Effective Date of Appraisal: <u>July 26, 2019</u></p>	<p><b>SUPERVISORY APPRAISER (only if required):</b></p> <p>Signature: _____        Name: _____        Date Signed: _____        State Certification #: _____        or State License #: _____        State: _____        Expiration Date of Certification or License: _____        Supervisory Appraiser inspection of Subject Property:  <input type="checkbox"/> Did Not    <input type="checkbox"/> Exterior-only from street    <input type="checkbox"/> Interior and Exterior</p>
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SUBJECT PROPERTY PHOTO ADDENDUM

Client: Huron-Clinton Metroparks	File No.: 25405
Property Address: 4210 Teggerdine Rd	Case No.:
City: White Lake	State: MI Zip: 48386-1021



**FRONT VIEW OF  
SUBJECT PROPERTY**

Appraised Date: July 26, 2019  
Appraised Value: \$ 280,000



**REAR VIEW OF  
SUBJECT PROPERTY**



**STREET SCENE**

PHOTO ADDENDUM

Client: Huron-Clinton Metroparks	File No.: 25405
Property Address: 4210 Teggerdine Rd	Case No.:
City: White Lake	State: MI Zip: 48386-1021



Across Street Scene



View of Driveway



Side Elevation



Side Elevation



AC Unit



View of Decks



Pond



Basement Walk-out Access



Propane Tank



Additional Driveway View



Main Entry



Family Room Entry

PHOTO ADDENDUM

Client: Huron-Clinton Metroparks	File No.: 25405
Property Address: 4210 Teggerdine Rd	Case No.:
City: White Lake	State: MI Zip: 48386-1021



Eat-In



Kitchen View 1/2



Kitchen View 2/2



Dining Room



Bedroom



Bedroom



Bedroom



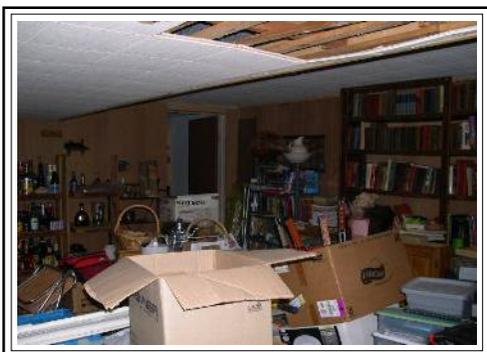
Bath



Scuttle Attic Access



Basement Stairs



View of Basement



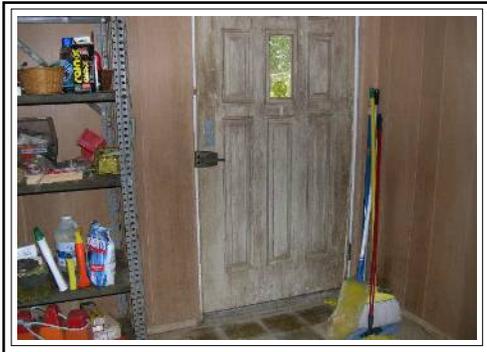
View of Basement

PHOTO ADDENDUM

Client: Huron-Clinton Metroparks	File No.: 25405
Property Address: 4210 Teggerdine Rd	Case No.:
City: White Lake	State: MI Zip: 48386-1021



Well Pump and Pressure Tank



Walk-Out Access



Bath



Laundry



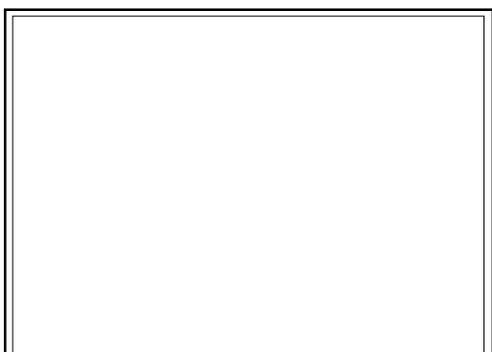
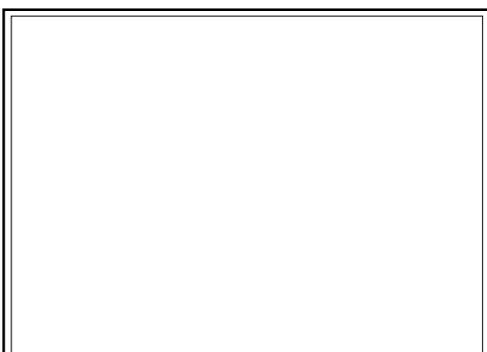
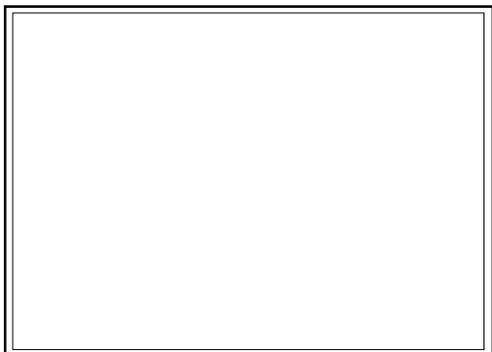
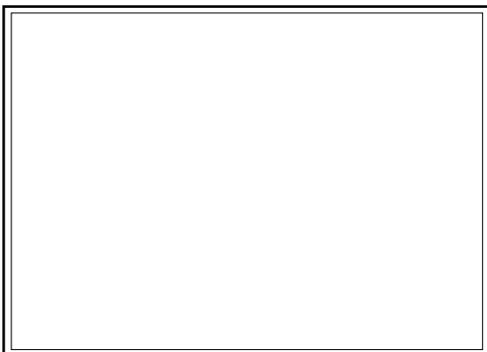
Furnace



Water Heater



Garage Interior



DEFERRED MAINTENANCE

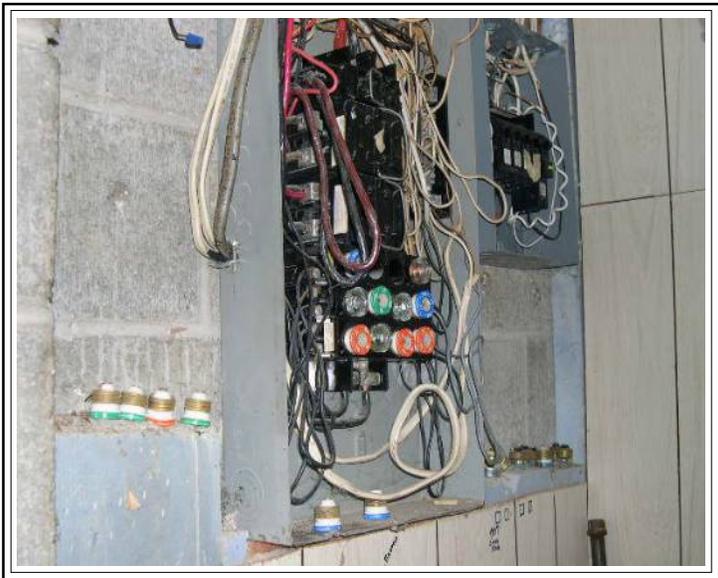
Client: Huron-Clinton Metroparks	File No.: 25405
Property Address: 4210 Teggerdine Rd	Case No.:
City: White Lake	State: MI Zip: 48386-1021



Unfinished Wall Covering



Missing Basement Floor Tiles



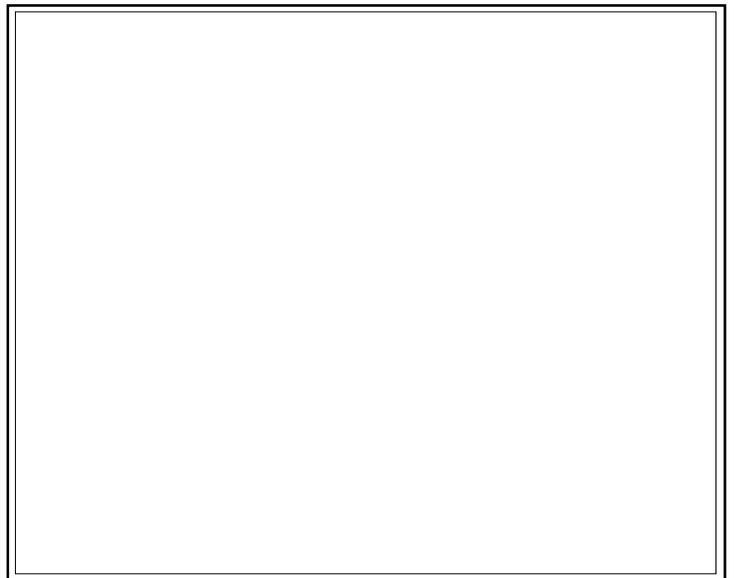
Missing Electrical Box Cover



Missing Basement Ceiling Tiles

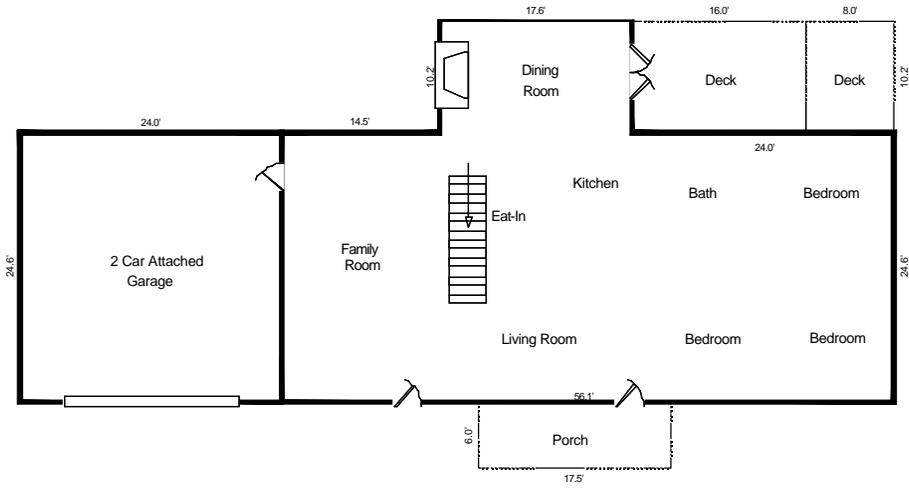


Peeling Paint

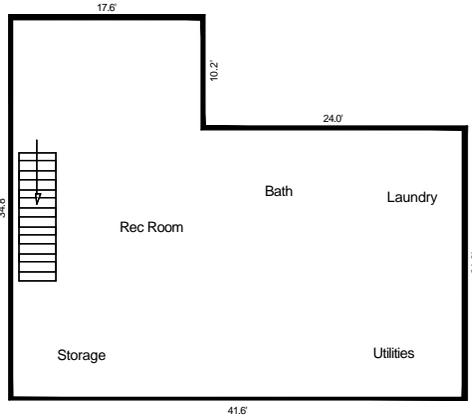


FLOORPLAN SKETCH

Client: Huron-Clinton Metroparks	File No.: 25405
Property Address: 4210 Teggerdine Rd	Case No.:
City: White Lake	State: MI Zip: 48386-1021



First Floor



Basement

Seabhy/Apex/™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GLA1	First Floor	1559.58	1559.58
BSMT	Basement	1202.88	1202.88
P/P	Lower Deck	81.60	
	Upper Deck	163.20	
	Porch	105.00	349.80
GAR	Garage	590.40	590.40
TOTAL LIVABLE (rounded)			1560

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
10.2	x	17.6	179.52
24.6	x	56.1	1380.06
2 Calculations Total (rounded)			1560

AERIAL MAP

Client: Huron-Clinton Metroparks

File No.: 25405

Property Address: 4210 Teggerdine Rd

Case No.:

City: White Lake

State: MI

Zip: 48386-1021



Subject  
4210 Teggerdine Rd  
White Lake, MI 48386-1021

White Lake Rd

White Lake Rd

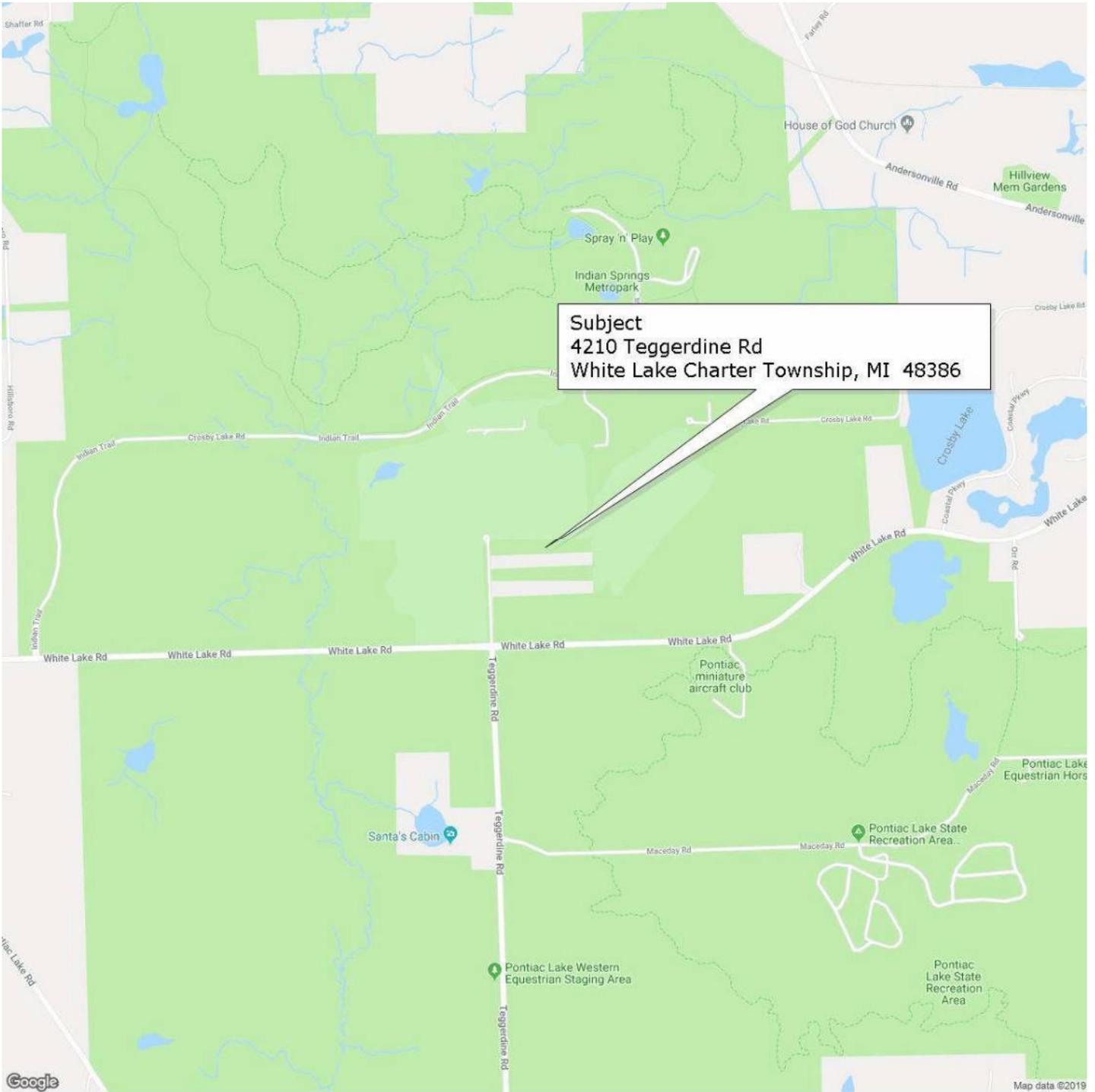
Teggerdine Rd

Google

Map data ©2019 Imagery ©2019, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

FLOOD MAP

Client: Huron-Clinton Metroparks	File No.: 25405
Property Address: 4210 Teggerdine Rd	Case No.:
City: White Lake	State: MI Zip: 48386-1021



**FLOOD INFORMATION**

**Community:** TOWNSHIP OF WHITE LAKE  
**Property is NOT in a FEMA Special Flood Hazard Area**  
**Map Number:** 26125C0330F  
**Panel:** 0330F  
**Zone:** X  
**Map Date:** 09-29-2006  
**FIPS:** 26125  
**Source:** FEMA DFIRM

**LEGEND**

-  = FEMA Special Flood Hazard Area – High Risk
-  = Moderate and Minimal Risk Areas
- Road View:**
-  = Forest
-  = Water

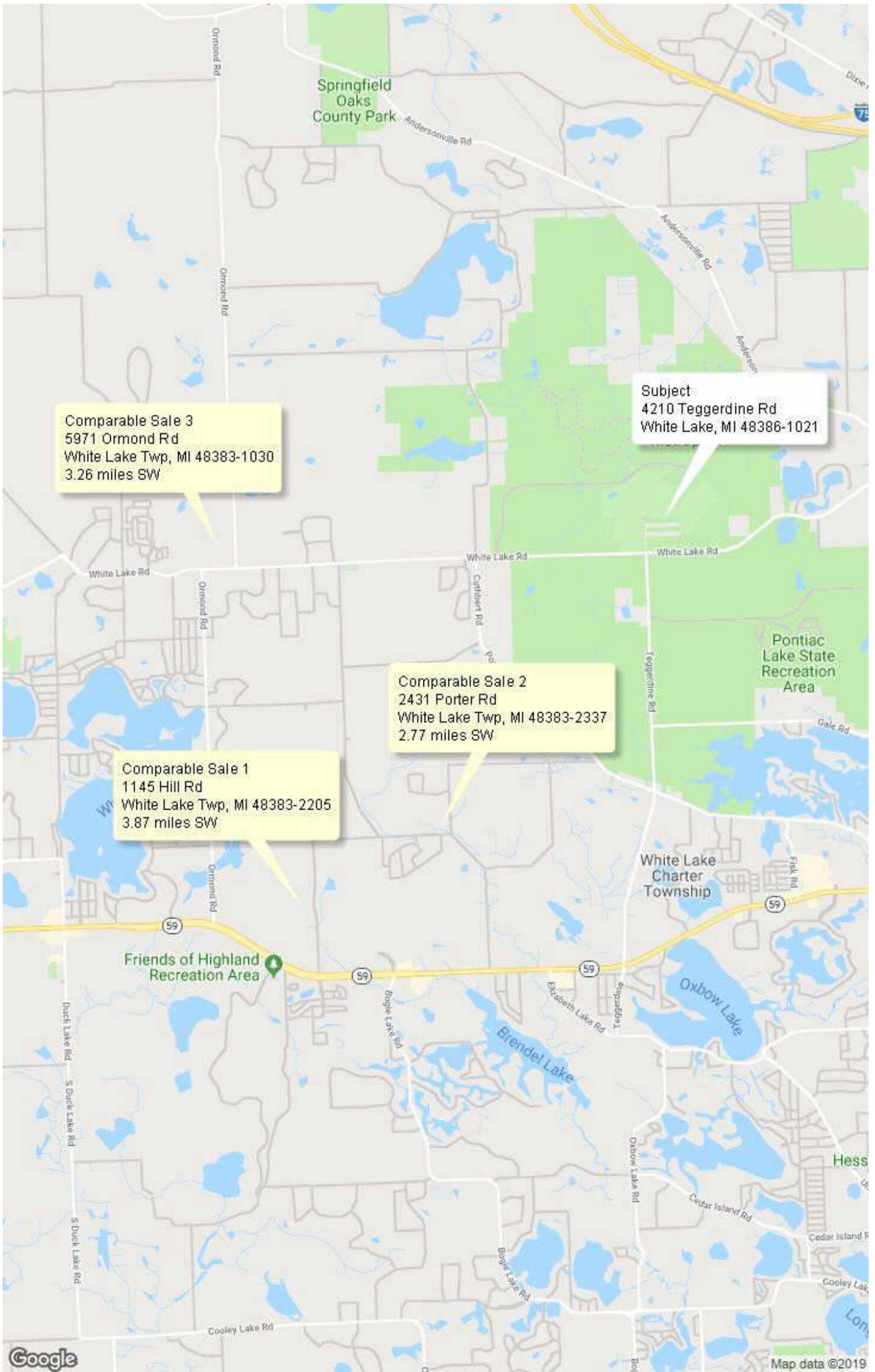
**Sky Flood™**

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

LOCATION MAP

Client: Huron-Clinton Metroparks  
Property Address: 4210 Teggerdine Rd  
City: White Lake

File No.: 25405  
Case No.:  
State: MI Zip: 48386-1021



COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Huron-Clinton Metroparks	File No.: 25405
Property Address: 4210 Teggerdine Rd	Case No.:
City: White Lake	State: MI Zip: 48386-1021



COMPARABLE SALE #1

1145 Hill Rd  
White Lake Twp, MI 48383-2205  
Sale Date: s07/19;c06/19  
Sale Price: \$ 265,000



COMPARABLE SALE #2

2431 Porter Rd  
White Lake Twp, MI 48383-2337  
Sale Date: s02/19;c08/18  
Sale Price: \$ 305,000

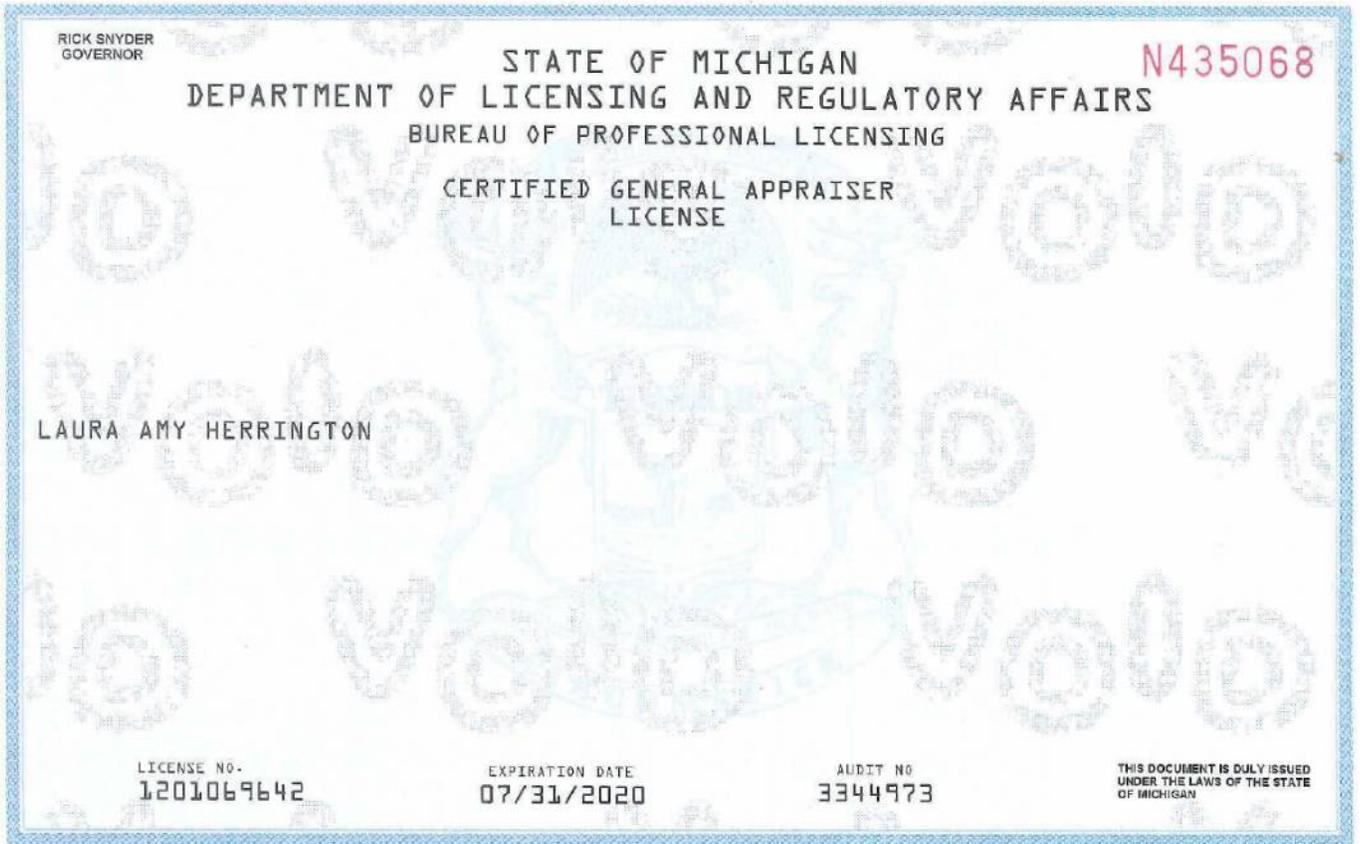


COMPARABLE SALE #3

5971 Ormond Rd  
White Lake Twp, MI 48383-1030  
Sale Date: s04/19;c01/19  
Sale Price: \$ 317,600

APPRAISER LICENSE ADDENDUM

Client: Huron-Clinton Metroparks	File No.: 25405
Property Address: 4210 Teggerdine Rd	Case No.:
City: White Lake	State: MI Zip: 48386-1021



APPRAISAL OF



**LOCATED AT:**

31820/31826 S River Road  
Harrison Twp., MI 48045

**CLIENT:**

Huron-Clinton Metroparks  
13000 High Ridge Drive  
Brighton, MI, 48114-9058

**AS OF:**

July 26, 2019

**APPRAISED VALUE:**

\$180,000

**BY:**

Laura Herrington  
Certified General Appraiser

COMPLETE APPRAISAL COMPANY  
**Summary Residential Appraisal Report**

File No. 25406

PURPOSE	The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.			
	Client Name/Intended User <b>Huron-Clinton Metroparks</b>		E-mail <b>nina.kelly@metroparks.com</b>	
	Client Address <b>13000 High Ridge Drive</b>		City <b>Brighton</b>	State <b>MI</b> Zip <b>48114-9058</b>
	Additional Intended User(s) <b>N/A</b>			
Intended Use <b>Fair Market Value</b>				

SUBJECT	Property Address <b>31820/31826 S River Road</b>		City <b>Harrison Twp.</b>	State <b>MI</b> Zip <b>48045</b>
	Owner of Public Record <b>Grand Beck, LLC</b>		County <b>Macomb</b>	
	Legal Description <b>See Addendum</b>			
	Assessor's Parcel # <b>17-12-16-476-003</b>	Tax Year <b>2018</b>	R.E. Taxes \$ <b>3,735.51</b>	
	Neighborhood Name <b>S River Road</b>	Map Reference <b>MSA/MD 47664</b>	Census Tract <b>2473.00</b>	
Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)				

SALES HISTORY	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.			
	Prior Sale/Transfer: Date	Price	Source(s)	
	Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) <b>No reported transfers of the subject in the three years prior to the inspection date. No reported transfers of the comparables in the year prior to the current sale date.</b>			
	Offerings, options and contracts as of the effective date of the appraisal <b>None Noted</b>			

NEIGHBORHOOD	<b>Neighborhood Characteristics</b>		<b>One-Unit Housing Trends</b>		<b>One-Unit Housing</b>		<b>Present Land Use %</b>	
	Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	60 %		
	Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	2 %		
	Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	100 Low	22	Multi-Family	3 %		
	Neighborhood Boundaries <b>North of Lake Saint Clair Metropark, South of North River Road, East of I-94, and West of Lake Saint Clair in the Lanse Creuse School District.</b>	750 High	85	Commercial	20 %			
	Neighborhood Description <b>Subject is located in a suburban setting where most homes are located on paved streets in a grid pattern along paved main roads with business or retail found in scattered strip centers. Employment centers and amenities are located within 1 to 10 miles of the subject property. A typical commute is 10-30 minutes.</b>	300 Pred.	50	Other VL	15 %			
Market Conditions (including support for the above conclusions) <b>It continues to be a sellers market, with list prices higher and a shortage of supply which has created shorter marketing times. Both conventional and non-conventional financing are common, with sales concessions typical. Average sales-to-asking prices were found to be 96%-100%, including reported seller's concessions.</b>								

SITE	Dimensions <b>N/Av</b>	Area <b>3.20 Ac</b>	Shape <b>Rectangular</b>	View <b>Commercial/ Marsh</b>				
	Specific Zoning Classification <b>RM-1</b>	Zoning Description <b>Multiple Family Residential</b>						
	Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)	Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe. <b>Analysis</b>						
	considered if said use is legally permissible, physically possible, financially feasible, and maximally productive.							
	Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public	Private
Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Street <b>Asphalt</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Alley <b>None</b>	<input type="checkbox"/>	<input type="checkbox"/>
Site Comments <b>The improvements appear to conform to all current local zoning regulations. In the event of a major loss by fire, it could be rebuilt without a zoning variance. Site dimensions were obtained from online local assessors</b>								

IMPROVEMENTS	<b>GENERAL DESCRIPTION</b>		<b>FOUNDATION</b>		<b>EXTERIOR DESCRIPTION</b> materials		<b>INTERIOR</b> materials		
	Units <input type="checkbox"/> One <input type="checkbox"/> One w/Acc. unit <input checked="" type="checkbox"/> 2	<input checked="" type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	<b>Concrete Block</b>		Floors	<b>Cpt/Vnyl &amp; Cer Tile</b>		
	# of Stories <b>1</b>	<input type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	<b>Brick/Stone</b>		Walls	<b>Plaster/ Drywall</b>		
	Type <input type="checkbox"/> Det. <input checked="" type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area <b>0</b> sq. ft.	Roof Surface	<b>Asphalt Shingle</b>		Trim/Finish	<b>Wood</b>		
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish %	Gutters & Downspouts	<b>Aluminum/Avg</b>		Bath Floor	<b>Cer Tile</b>		
	Design (Style) <b>Ranch</b>	<input type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	<b>Vinyl/Avg</b>		Bath Wainscot	<b>Cer Tile</b>		
	Year Built <b>1959</b>		Storm Sash/Insulated	<b>Yes/Yes</b>		Car Storage	<input checked="" type="checkbox"/> None		
	Effective Age (Yrs) <b>35</b>		Screens	<b>Yes</b>		<input checked="" type="checkbox"/> Driveway # of Cars <b>1</b>			
	Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HW <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> WoodStove(s) #0		Driveway Surface	<b>Conc &amp; Gravel</b>		
	<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel <b>Gas</b>	<input type="checkbox"/> Fireplace(s) # <b>0</b>	<input type="checkbox"/> Fence <b>None</b>		Garage # of Cars			
	<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input type="checkbox"/> Central Air Conditioning	<input checked="" type="checkbox"/> Patio/Deck	<input checked="" type="checkbox"/> Porch <b>Concrete</b>		Carport # of Cars			
	<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input checked="" type="checkbox"/> Other <b>None</b>	<input type="checkbox"/> Pool <b>0</b>	<input type="checkbox"/> Other <b>0</b>		Att. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in			
Appliances <input type="checkbox"/> Refrigerator <input type="checkbox"/> Range/Oven <input type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe) <b>None</b>									
Finished area above grade contains: <b>7</b> Rooms <b>2</b> Bedrooms <b>2.0</b> Bath(s) <b>2,154</b> Square Feet of Gross Living Area Above Grade									
Additional Features <b>2 Kitchens. See Addendum.</b>									

Comments on the Improvements <b>The subject property is in overall average condition and suffers from some amount of deferred maintenance. See photos and text addendum.</b>	

COMPLETE APPRAISAL COMPANY  
**Summary Residential Appraisal Report**

File No. 25406

FEATURE	SUBJECT	COMPARABLE SALE NO. 1		COMPARABLE SALE NO. 2		COMPARABLE SALE NO. 3	
31820/31826 S River Road Address Harrison Twp., MI 48045		31117 N River Rd Harrison Twp., MI 48045		27775 Hickler Harrison Twp., MI 48045		41195 Conger Bay Harrison Twp., MI 48045	
Proximity to Subject		0.41 miles NW		2.91 miles SW		0.30 miles NE	
Sale Price	\$ N/A	\$ 210,000		\$ 190,000		\$ 209,000	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 89.44 sq. ft.		\$ 79.17 sq. ft.		\$ 148.02 sq. ft.	
Data Source(s)		RC #218053171;DOM 15		MIRS #58031359915;DOM 17		MIRS #58031352209;DOM 12	
Verification Source(s)		MLS/Exterior Inspection		MLS/Exterior Inspection		MLS/Exterior Inspection	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment	DESCRIPTION	+(-) \$ Adjustment
Sale or Financing Concessions		ArmLth Cash:0		ArmLth Cash:0		ArmLth Cash:0	
Date of Sale/Time	N/A	06/2019		09/2018		08/2018	
Location	Suburban	Canal	-21,000	Suburban		Suburban	
Leasehold/Fee Simple	Fee Simple	Fee Simple		Fee Simple		Fee Simple	
Site	3.20 Ac	12000 Sq.Ft.	0	8600 Sq.Ft.	9,500	11250 Sq.Ft.	0
View	Commercial	Res/Canal	-6,300	Residential	-5,700	Residential	-6,300
Design (Style)	Ranch	Cape Cod	0	Colonial	0	Ranch	0
Quality of Construction	Duplex	Single		Duplex		Duplex	
Actual Age	60 Years	51 Years		29 Years		4 Years	
Condition	Average	Average		Average		Superior	-20,900
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths		Total Bdrms Baths	
Room Count	8 2 2.0	8 3 2.0	0	8 4 2.2	-4,000	4 2 2.0	0
Gross Living Area 15.00	2,154 sq. ft.	2,348 sq. ft.	-2,900	2,400 sq. ft.	-3,700	1,412 sq. ft.	11,100
Basement & Finished Rooms Below Grade	0sf	0sf		1160sf;0sfin	-2,300	0sf	
Functional Utility	2 Bedroom	3 Bed/In GLA	0	4 Bed/In GLA	0	2 Bedroom	
Heating/Cooling	FWA/None	FWA/CA	-2,000	FWA/CA	-2,000	FWA/CA	-2,000
Energy Efficient Items	None Noted	None Noted		None Noted		None Noted	
Garage/Carport	None	2 Car Att	-4,000	2 Car Att	-4,000	2 Car Det	-4,000
Porch/Patio/Deck	Porch	Porch		Porch/2 Decks	-2,000	Porch/Patio	-1,000
Amenities	2 Kitchens	1 Kitchen	5,000	2 Kitchens		2 Kitchens	
Repairs	Required	Not Required	-2,000	Not Required	-2,000	Not Required	-2,000
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 33,200	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 16,200	<input type="checkbox"/> + <input checked="" type="checkbox"/> -	\$ 25,100
Adjusted Sale Price of Comparables		Net Adj. -15.8%		Net Adj. -8.5%		Net Adj. -12.0%	
		Gross Adj. 20.6%	\$ 176,800	Gross Adj. 18.5%	\$ 173,800	Gross Adj. 22.6%	\$ 183,900

Summary of Sales Comparison Approach All comparables used were relevant for style of construction, age and proximity. All comparable sales have something in common with the subject property and collectively they support the estimated market value.

The opinion of value is set toward the middle of the adjusted value range.

It is noted that although the opinion of value is bracketed by the adjusted sale prices, it is below the unadjusted sale prices by a minimal amount. This is due to the uniqueness of the subject property in terms of site, location, condition, and obsolescence.

See text addendum for further comment on the Sales Comparison Approach.

COMMENTS

Discussion of methods and techniques employed, including reason for excluding an approach to value: The Sales Comparison Approach is considered the best indicator of value because it reflects the actions of willing and informed buyers and sellers in an open market place. The Cost Approach is not applicable due to age. The Income Approach is estimated at \$185,400 and supports the final estimate of value.

RECONCILIATION  
 Reconciliation comments: Most weight is given to the Sales Comparison Approach.

Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report as of 07/26/2019, which is the effective date of this appraisal, is:

Single point \$ 180,000  Range \$ \_\_\_\_\_ to \$ \_\_\_\_\_  Greater than  Less than \$ \_\_\_\_\_

This appraisal is made  "as is,"  subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed,

subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed  subject to the following:

Replace center wall to return the improvements to the original two-unit duplex.

## Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as "the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.
8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar expert, unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

**Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.**

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.
10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is unlikely to be consistent with the definition of Insurable Value for property insurance coverage/use.
11. The ACI General Purpose Appraisal Report (GPAR™) is not intended for use in transactions that require a Fannie Mae 1004/Freddie Mac 70 form, also known as the Uniform Residential Appraisal Report (URAR).

## Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

### SCOPE OF APPRAISAL

The intended use of this appraisal is to provide an opinion of the market value of the subject property, as of the date of valuation. The property rights appraised are Fee Simple Estate. Fee Simple Estate is defined as "Absolute ownership unencumbered by any other interest or estate subject only to the limitations imposed by governmental powers of taxation, eminent domain, police power, and escheat."

The valuation process involves an interior/exterior inspection of the subject by the appraiser. Next, the appraiser gathers, analyzes and confirms applicable market data information using in-house files, multiple listing services, real estate brokers, local government records and other sources relevant to this assignment. The appraiser then applies the data gathered to the applicable approaches to value, reconciles the results and provides an opinion of market value.

The photographs for this report were taken by a digital camera in order to comply with the requirements of many lender/clients who require electronic transmission of the entire file. This report may contain comparable photos from our extensive database or the local MLS. These photos are taken on/or about the time of listing/sale. This is the best indicator of the condition of the comparable property at the time of sale. Many homes are modified shortly after possession, so photos taken at a later date are not always a reliable indicator of the property's condition at the time of sale.

**Appraiser's Certification**

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

**COMPETENCY OF THE APPRAISER**

This appraiser hereby certifies that he/she has the experience and knowledge to adequately execute this appraisal assignment competently and completely, without assistance of others unless otherwise noted within this report.

**Additional Certifications:**

**STATE LAW REQUIREMENT**

In Michigan, appraisers are required to be licensed and are now regulated by the Michigan Department of Licensing and Regulatory Affairs, P.O. Box 30018, Lansing, Michigan, 48909. The following licenses are issued by the department: State Certified General; State Certified Residential; State Licensed; Limited License. Limited License appraisers may only materially assist in an appraisal assignment under the direct supervision of a State Certified Appraiser.

**COMPLIANCE TO THE INDUSTRY STANDARD**

This appraisal conforms to the current edition of the Uniform Standards of Professional Appraisal Practice (USPAP) that became effective August 1990 by FNMA and the Office of the Comptroller, and with the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA) and Title XI. The appraiser's analysis opinions and conclusions were developed in accordance with and in conformity to USPAP Standard 1, Real Property Appraisal Development. The results of the appraisal have been reported in an Appraisal Report in compliance with USPAP Standard 2, Real Property Appraisal Reporting.

Definition of Value:  Market Value  Other Value: \_\_\_\_\_

Source of Definition: USPAP Advisory Opinions 2010-2011 Edition, A-105

"Market Value means the most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their own best interest;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sale concessions granted by someone associated with the sale."

**ADDRESS OF THE PROPERTY APPRAISED:**

31820/31826 S River Road

Harrison Twp., MI 48045

EFFECTIVE DATE OF THE APPRAISAL: 07/26/2019

APPRAISED VALUE OF THE SUBJECT PROPERTY \$ 180,000

**APPRAISER**

Signature: *Laura Herrington*

Name: Laura Herrington

State Certification # 1201069642

or License # \_\_\_\_\_

or Other (describe): \_\_\_\_\_ State #: \_\_\_\_\_

State: MI

Expiration Date of Certification or License: 07/31/2018

Date of Signature and Report: 08/22/2019

Date of Property Viewing: \_\_\_\_\_

Degree of property viewing:

Interior and Exterior  Exterior Only  Did not personally view

**SUPERVISORY APPRAISER**

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

State Certification # \_\_\_\_\_

or License # \_\_\_\_\_

State: \_\_\_\_\_

Expiration Date of Certification or License: \_\_\_\_\_

Date of Signature: \_\_\_\_\_

Date of Property Viewing: \_\_\_\_\_

Degree of property viewing:

Interior and Exterior  Exterior Only  Did not personally view

# ADDENDUM

Client: Huron-Clinton Metroparks

File No.: 25406

Property Address: 31820/31826 S River Road

Case No.:

City: Harrison Twp.

State: MI

Zip: 48045

This addendum is to become a part of the Appraisal Report submitted to you regarding the above described property.

## HIGHEST & BEST USE

The appraiser has concluded the highest and best use of the property, as improved, to be modified to its original use, a two unit duplex. This opinion is supported by the fact that the improved property is physically possible (see improvements description and pictures), is a legal use (see site section/zoning), is financially feasible (see sales comparison approach for sales of similar properties) and is considered to be the maximally productive use (improvements contribute positively to the site and it would not be feasible to change them to a more productive use without substantial capital improvement).

## SCOPE OF APPRAISAL

The intended use of this appraisal is to provide an opinion of the market value of the subject property, as of the date of valuation. The property rights appraised are Fee Simple Estate. Fee Simple Estate is defined as "Absolute ownership unencumbered by any other interest or estate subject only to the limitations imposed by governmental powers of taxation, eminent domain, police power, and escheat."

The valuation process involves an interior/exterior inspection of the subject by the appraiser. Next, the appraiser gathers, analyzes and confirms applicable market data information using in-house files, multiple listing services, real estate brokers, local government records and other sources relevant to this assignment. The appraiser then applies the data gathered to the applicable approaches to value, reconciles the results and provides an opinion of market value.

Further information pertaining to the *Scope of Work* appears elsewhere in this report.

## LEGAL DESCRIPTION

DESCRIBED PROPERTY F178A BEG AT INTER OF S SIDE S RIVER RD & W SIDE VENETIAN DR;TH WLY TO NE COR LOT 24 SUP PLAT OF VOSS SUB;TH S08\*43'W 478.1FT TO SE COR SD LOT 24;TH S85\* 35'E TO W LINE VENETIAL DR;TH N ALG SD W LINE TO POB. 3.20 ACRES.

## SUBJECT PROPERTY

The subject property was originally a two-unit duplex constructed in 1959. Each unit had a kitchen, living room, dining area, one bedroom, one bath, a utility room, and separate front and rear access. At a later date, the duplex had the center wall removed leaving a functionally obsolescent residence consisting of two of each rooms.

The exterior includes a concrete front porch, concrete walks, partial concrete drive, shed, and minimal landscaping.

## SUBJECT SITE

The subject's site is ~3.20 acre. A very small portion of this is considered useable land consisting of the improvements, driveway, parking, and landscaping. The balance is considered wetlands that is not buildable nor useable for recreational purposes.

The subject is located in a FEMA Flood Zone Hazard Area with a high risk of flooding. This was noticeable at the time of inspection.

## "SUBJECT TO" APPRAISAL

This appraisal is made "subject to" the return of the central wall, creating a functional, two-unit rental.

## IMPROVEMENTS

The interior of the subject is typical of the homes in this neighborhood. The appraised value includes only those items that are considered part of the real estate. The actual insulation "r" factor is unknown. Adequacy is assumed to be average for the area. The electrical service is estimated at 100 amps with circuit breakers. No energy efficient items were observed upon inspection.

The subject property suffers from deferred maintenance including interior dampness and exterior peeling paint. The subject's interior has not been updated in the last 20 years and not considered up to market standards.

The appraiser provides an opinion of value. The appraiser does not guarantee that the property is free of defects or environmental problems. The appraiser performs an inspection of visible and accessible areas only. The appraiser recommends a professional home inspection and/or environmental inspection.

## SALES COMPARISON APPROACH

The search for comparable sales included two-unit rentals in the subject's market area and sales #2 and #3 were located. The search was expanded to single family homes of similar size and condition and sale #1 was located.

**The comparable sales presented within this report are considered the best available to this appraiser at the time for comparison to the subject.** Comparable sales information is based on MLS, builder sales records, and/or local government records. All comparable sales have been verified as closed by the MLS and government records unless otherwise noted.

The appraiser is unaware of any special financing regarding comparable sales, other than that noted on the sales comparison grid.

A 10% location adjustment is applied to sale #1 for placement on a canal.

## ADDENDUM

Client: Huron-Clinton Metroparks

File No.: 25406

Property Address: 31820/31826 S River Road

Case No.:

City: Harrison Twp.

State: MI

Zip: 48045

Site is adjusted for value, not necessarily size. Lack of adjustment indicates similar or equal value in the opinion of the appraiser. Sale #2 is considered smaller than typical and a positive 5% adjustment is applied.

Across the board negative view adjustments are applied at 3%.

No age adjustment is applied as research shows adjustments for less than 25 years are not necessary.

A 10% condition adjustment is applied to sale #3 for its superior updates.

The gross living area adjustment is based on \$15 per square foot where the variance exceeds 100 square feet. Adjustments for less than 100 square feet are not considered necessary.

If the bedroom count of the comparables differ from the subject, the difference may be reflected in the gross living area adjustment (sales #1 and #2).

Other adjustments may be applied for amenities found in the subject or comparables and adjusted at market reaction rather than cost to cure.

All comparables used were relevant for style of construction, age and proximity. All comparable sales have something in common with the subject property and collectively they support the estimated market value.

The opinion of value is set toward the middle of the adjusted value range.

It is noted that although the opinion of value is bracketed by the adjusted sale prices, it is below the unadjusted sale prices by a minimal amount. This is due to the uniqueness of the subject property in terms of site, location, condition, and obsolescence.

### INCOME APPROACH

The income approach involves estimating the gross monthly market rent for the subject property and multiplying by a gross monthly rent multiplier obtained by dividing the selling price of a property by the monthly rental at the time of sale. The reliability of this approach is dependent upon the availability, quality, and comparability of rented/sold properties.

According to the owner, the tenant pays \$700 per month plus utilities. This amount is discounted for security services provided by the tenant at a local marina owned by the owner.

A search of area rents resulted in a range from \$975 to \$1,200 for 3 bedroom, 1 bath homes. An estimated rent for the subject's 1 bedroom, 1 bath home is \$900/month. Area GRM is reported at 206. This results in an estimated value of \$185,400 via the Income Approach.

### COST APPROACH

The cost approach is based on the theory that a typically informed buyer would pay no more for a residential property than the cost to rebuild a replica of that property, with the same utility. The reliability of this approach is affected by the amount of depreciation present in the subject property. Also, the typical buyer of an older home does not consider building a replica as a viable or, in most cases, a possible alternative. Therefore, this approach is not used in this report.

**ADDENDUM**

Client: Huron-Clinton Metroparks	File No.: 25406	
Property Address: 31820/31826 S River Road	Case No.:	
City: Harrison Twp.	State: MI	Zip: 48045

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**COMPLIANCE TO THE INDUSTRY STANDARD**

This appraisal conforms to the current edition of the Uniform Standards of Professional Appraisal Practice (USPAP) that became effective August 1990 by FNMA and the Office of the Comptroller, and with the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA) and Title XI.

The appraiser's analysis opinions and conclusions were developed in accordance with and in conformity to USPAP Standard 1, Real Property Appraisal Development. The results of the appraisal have been reported in a Summary Appraisal Report in compliance with USPAP Standard 2, Real Property Appraisal Reporting.

**COMPETENCY OF THE APPRAISER**

This appraiser hereby certifies that he/she has the experience and knowledge to adequately execute this appraisal assignment competently and completely, without assistance of others unless otherwise noted within this report.

USPAP ADDENDUM

File No. 25406

Borrower: \_\_\_\_\_  
 Property Address: 31820/31826 S River Road  
 City: Harrison Twp. County: Macomb State: MI Zip Code: 48045  
 Lender: Huron-Clinton Metroparks

**Reasonable Exposure Time**  
 My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 60-90 days

**Additional Certifications**

I have performed **NO** services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

**Additional Comments**

<p><b>APPRAISER:</b></p> <p>Signature: <u><i>Laura Herrington</i></u>        Name: <u>Laura Herrington</u>        Date Signed: <u>08/22/2019</u>        State Certification #: <u>1201069642</u>        or State License #: _____        or Other (describe): _____ State #: _____        State: <u>MI</u>        Expiration Date of Certification or License: <u>07/31/2018</u>        Effective Date of Appraisal: <u>July 26, 2019</u></p>	<p><b>SUPERVISORY APPRAISER (only if required):</b></p> <p>Signature: _____        Name: _____        Date Signed: _____        State Certification #: _____        or State License #: _____        State: _____        Expiration Date of Certification or License: _____        Supervisory Appraiser inspection of Subject Property:  <input type="checkbox"/> Did Not    <input type="checkbox"/> Exterior-only from street    <input type="checkbox"/> Interior and Exterior</p>
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SUBJECT PROPERTY PHOTO ADDENDUM

Client: Huron-Clinton Metroparks	File No.: 25406
Property Address: 31820/31826 S River Road	Case No.:
City: Harrison Twp.	State: MI Zip: 48045



**FRONT VIEW OF  
SUBJECT PROPERTY**

Appraised Date: July 26, 2019  
Appraised Value: \$ 180,000



**REAR VIEW OF  
SUBJECT PROPERTY**



**STREET SCENE**

PHOTO ADDENDUM

Client: Huron-Clinton Metroparks	File No.: 25406
Property Address: 31820/31826 S River Road	Case No.:
City: Harrison Twp.	State: MI Zip: 48045



Opposing Street Scene



Scene Across From Subject



View of Marsh East of Subject Improvements



Example of High Water, Pump Active at Time of Inspection



Subject Address Verification



Seperate Utility Meters



Unit 1 Entry Front Entry



Unit 1 Dining Area



Unit 1 Kitchen



Unit 1 Living Room



Unit 1 Bath



Unit 1 Bedroom

PHOTO ADDENDUM

Client: Huron-Clinton Metroparks	File No.: 25406
Property Address: 31820/31826 S River Road	Case No.:
City: Harrison Twp.	State: MI Zip: 48045



Unit 1 Rear Entry



Unit 1 Laundry



Unit 1 Mechanicals



Unit 2 Dining Area



Unit 2 Kitchen



Unit 2 Living Room



Unit 2 Bath



Unit 2 Bedroom



Unit 2 Mechanicals



Unit 2 Additional Mechanicals View



Outdated Kitchens



Outdated Baths

PHOTO ADDENDUM

Client: Huron-Clinton Metroparks	File No.: 25406
Property Address: 31820/31826 S River Road	Case No.:
City: Harrison Twp.	State: MI Zip: 48045



Damaged Gutters, Peeling Paint



Peeling Paint & Unsecured Wiring



Peeling Paint



Peeling Paint, Unsecured Wiring, Roof Nearing the End of Useful Life



Damaged Driveway



Damaged Driveway Additional View



Example of High Water Levels/Marsh South of Subject Improvements



Commercial View (Marina)



Marina Boat Storage to Subject North



Rear View & Shed



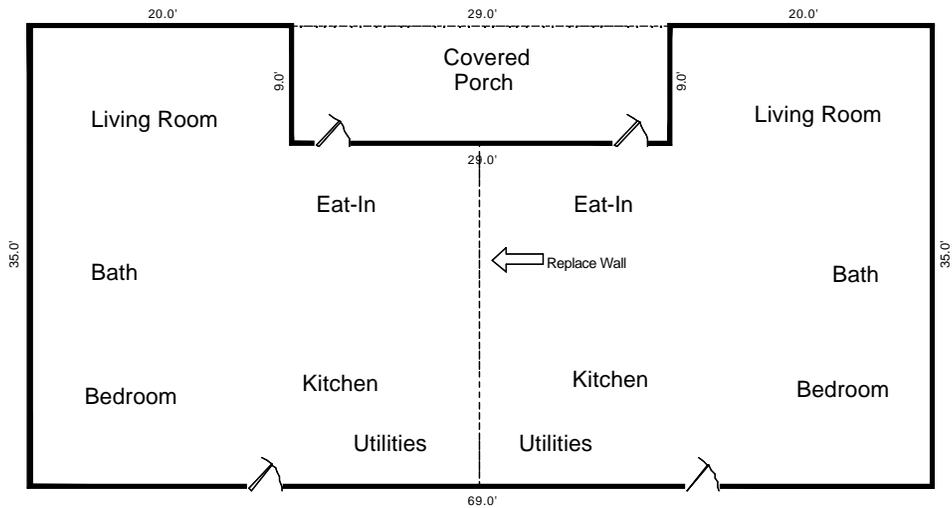
Subject Side - Left Elevation



Subject Side - Right Elevation

## FLOORPLAN SKETCH

Client: Huron-Clinton Metroparks	File No.: 25406
Property Address: 31820/31826 S River Road	Case No.:
City: Harrison Twp.	State: MI                      Zip: 48045



Seabhy/Apex/™

Comments:

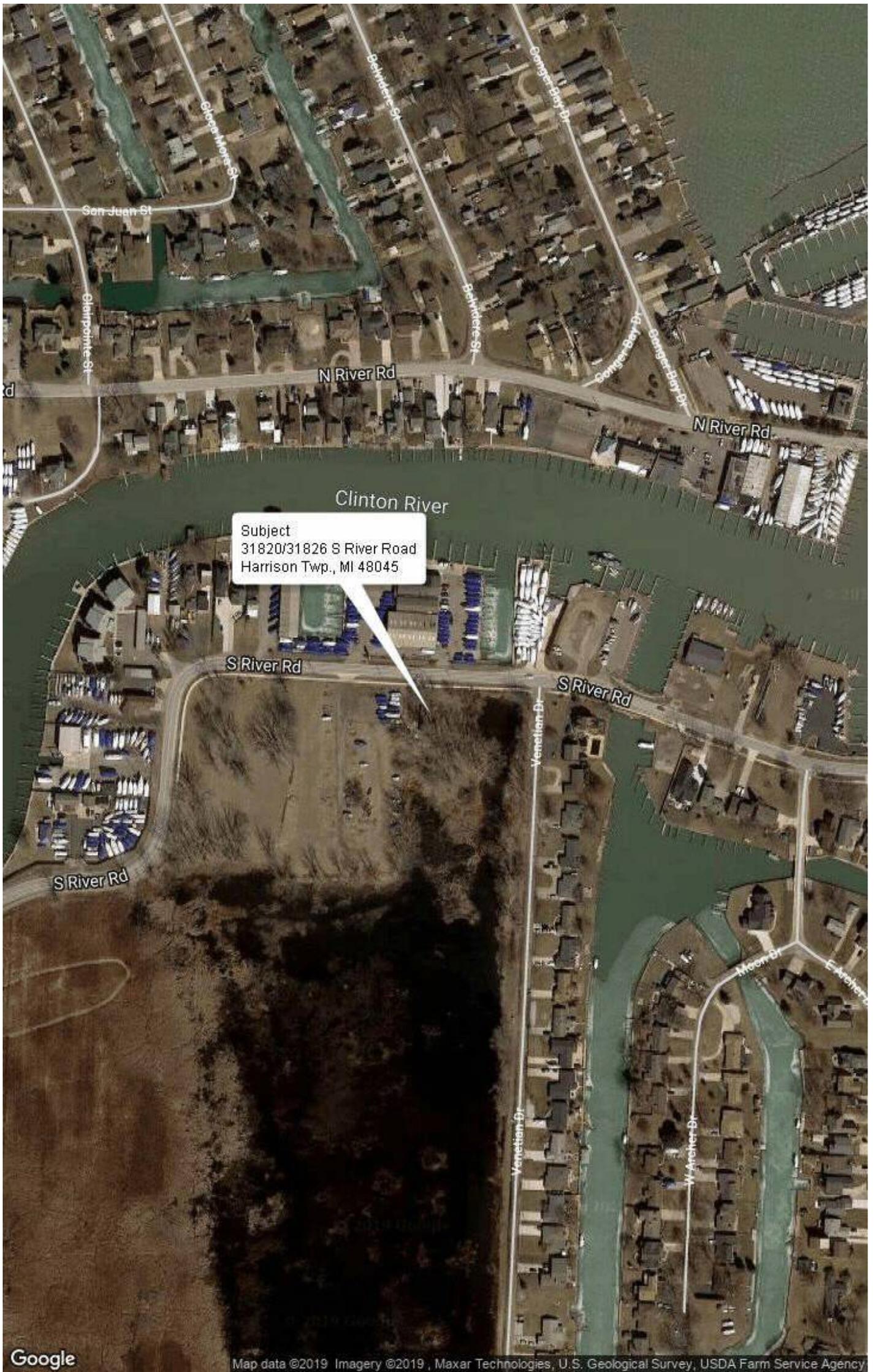
AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GLA1	First Floor	2154.00	2154.00
P/P	Porch	261.00	261.00
TOTAL LIVABLE (rounded)		2154	

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
26.0	x	69.0	1794.00
9.0	x	20.0	180.00
9.0	x	20.0	180.00
3 Calculations Total (rounded)			2154

AERIAL MAP

Client: Huron-Clinton Metroparks  
Property Address: 31820/31826 S River Road  
City: Harrison Twp.

File No.: 25406  
Case No.:  
State: MI Zip: 48045



Map data ©2019 Imagery ©2019, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

PLAT MAP

Client: Huron-Clinton Metroparks

File No.: 25406

Property Address: 31820/31826 S River Road

Case No.:

City: Harrison Twp.

State: MI

Zip: 48045



Estimate of Useable Land

Client: Huron-Clinton Metroparks	File No.: 25406
Property Address: 31820/31826 S River Road	Case No.:
City: Harrison Twp.	State: MI Zip: 48045



Estimate of useable land

FLOOD MAP

Client: Huron-Clinton Metroparks  
 Property Address: 31820/31826 S River Road  
 City: Harrison Twp.

File No.: 25406  
 Case No.:  
 State: MI Zip: 48045



**FLOOD INFORMATION**

**Community:** TOWNSHIP OF HARRISON  
 Property is in a FEMA Special Flood Hazard Area - High Risk  
**Map Number:** 26099C0358H  
**Panel:** 0358H  
**Zone:** AE  
**Map Date:** 12-04-2012  
**FIPS:** 26099  
**Source:** FEMA DFIRM

**LEGEND**

- = FEMA Special Flood Hazard Area – High Risk
- = Moderate and Minimal Risk Areas
- Road View:**
- = Forest
- = Water

**Sky Flood™**

No representations or warranties to any party concerning the content, accuracy or completeness of this flood report, including any warranty of merchantability or fitness for a particular purpose is implied or provided. Visual scaling factors differ between map layers and are separate from flood zone information at marker location. No liability is accepted to any third party for any use or misuse of this flood map or its data.

LOCATION MAP

Client: Huron-Clinton Metroparks  
Property Address: 31820/31826 S River Road  
City: Harrison Twp.

File No.: 25406  
Case No.:  
State: MI Zip: 48045



COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Huron-Clinton Metroparks	File No.: 25406
Property Address: 31820/31826 S River Road	Case No.:
City: Harrison Twp.	State: MI Zip: 48045



COMPARABLE SALE #1

31117 N River Rd  
Harrison Twp., MI 48045  
Sale Date: 06/2019  
Sale Price: \$ 210,000



COMPARABLE SALE #2

27775 Hickler  
Harrison Twp., MI 48045  
Sale Date: 09/2018  
Sale Price: \$ 190,000

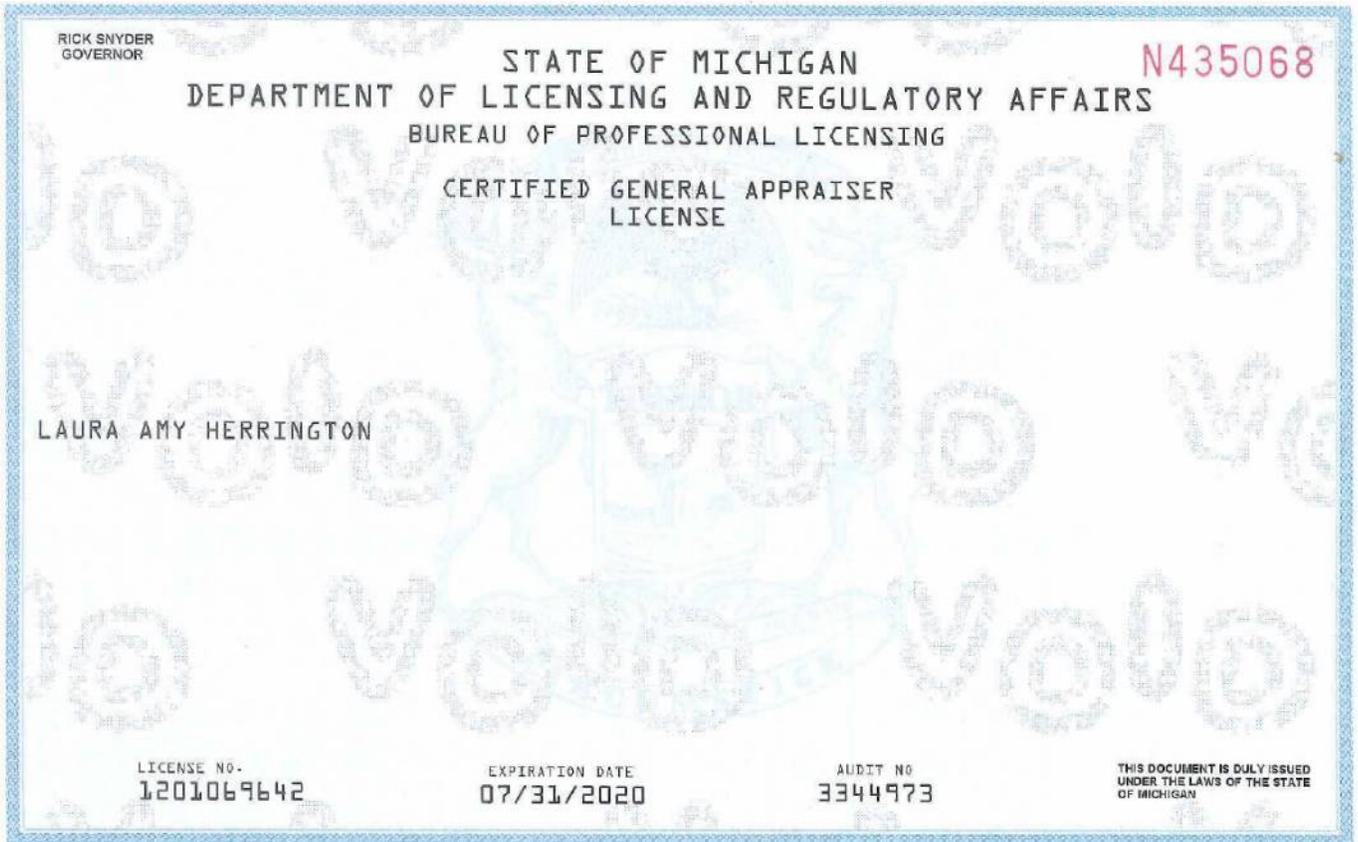


COMPARABLE SALE #3

41195 Conger Bay  
Harrison Twp., MI 48045  
Sale Date: 08/2018  
Sale Price: \$ 209,000

APPRAISER LICENSE ADDENDUM

Client: Huron-Clinton Metroparks	File No.: 25406
Property Address: 31820/31826 S River Road	Case No.:
City: Harrison Twp.	State: MI Zip: 48045



**HURON-CLINTON METROPOLITAN AUTHORITY**

To: Board of Commissioners  
From: Nina Kelly, Chief of Planning and Development  
Subject: Approval – Metroparks Land Divestiture Opportunities  
Date: September 5, 2019

**Action Requested: Motion to Approve**

That the Board of Commissioners' approve staff to initiate the Request for Proposals (RFP) divestment option for parcels 12-27-204-027 and 12-16-132-001 in Harrison Township as recommended by Chief of Planning and Development Nina Kelly and staff.

**Fiscal Impact:** A real estate agent will be hired to serve as the Metroparks representative and will assist in developing a marketing strategy for the RFP. Funding for these services is available in Land Acquisition fund.

**Background:** Nina Kelly, chief of planning and development will present information to the Board outlining current Metroparks Land Acquisition and Divestiture policies, summarize the existing opportunities, and propose next steps in conjunction with Chris Bunch, executive director of the Six Rivers Land Conservancy.

**Attachments:** Property appraisal for proposed divestiture – 12-27-204-027  
Property appraisal for proposed divestiture – 12-16-132-001

**APPRAISAL OF**



**LOCATED AT:**

17-12-27-204-027 Huron Point/Lakeshore Dr  
Harrison Township, MI, 48045

**FOR:**

Huron-Clinton Metroparks  
13000 High Ridge Drive  
Brighton, MI, 48114

**BORROWER:**

N/A

**AS OF:**

July 26, 2019

**APPRAISED VALUE:**

\$151,000

**BY:**

Laura Herrington  
Michigan Certified General Real Estate Appraiser

**COMPLETE APPRAISAL COMPANY  
LAND APPRAISAL REPORT**

File No. 25408-1

**SUBJECT**

Borrower \_\_\_\_\_ Census Tract 2473.00 Map Reference MSA/MD 47664  
 Property Address 17-12-27-204-027 Huron Point/Lakeshore Dr  
 City Harrison Township County Macomb State MI Zip Code 48045  
 Legal Description See Attached Addendum  
 Sale Price N/A Date of Sale N/A Loan Term N/A yrs. Property Rights Appraised  Fee  Leasehold  De Minimus PUD  
 Actual Real Estate Taxes \$0.00 (yr.) Loan charges to be paid by seller N/A Other sale concessions N/A  
 Lender/Client Huron-Clinton Metroparks Address 13000 High Ridge Drive, Brighton, MI 48114  
 Occupant Vacant Appraiser Laura Herrington Instructions to Appraiser Vacant Land Fair Market Value

**NEIGHBORHOOD**

Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Good	Avg	Fair	Poor		
Built Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	Employment Stability	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Growth Rate	<input type="checkbox"/> Fully Dev.	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Steady	<input type="checkbox"/> Slow	Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.	Adequacy of Public Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Present Land Use	<u>60</u> % One-Unit	<u>2</u> % 2-4 Units	<u>5</u> % Apts	<u>5</u> % Condo	<u>3</u> % Commercial	Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Land Use	<u>0</u> % Industrial	<u>25</u> % Vacant	<u>0</u> %	Adequacy of Utilities	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Change in Present Land Use	<input type="checkbox"/> Not Likely	<input checked="" type="checkbox"/> Likely	<input type="checkbox"/> Taking Place(*)	Protection from Detrimental Conditions	Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
	(*)From <u>Vacant</u> To <u>Improved</u>			General Appearance of Properties	Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Predominant Occupancy	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<u>    </u> % Vacant			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
One-Unit Price Range	\$ <u>100</u> to \$ <u>750</u>	Predominant Value	\$ <u>300</u>			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
One-Unit Age	<u>20</u> yrs. to <u>85</u> yrs.	Predominant Age	<u>50</u> yrs.			<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise) **Subject is located in a suburban water front setting where most homes are located on main paved roads with business or retail found in scattered strip centers. Employment centers and amenities are located within 1 to 10 miles of the subject property.**

**SITE**

Dimensions See Plat Map = \_\_\_\_\_  Corner Lot  
 Zoning Classification R-1C Residential Present Improvements  Do  Do Not Conform to Zoning Regulations  
 Highest and Best Use  Present Use  Other (specify) Residential Improved  
 Elec.  Available  
 Gas  Available  
 Water  Available  
 San. Sewer  Available  
 Underground Elec & Tel  
 OFF-SITE IMPROVEMENTS  
 Street Access  Public  Private  
 Surface Asphalt  
 Maintenance  Public  Private  
 Storm Sewer  Curb/Gutter  
 Sidewalk  Street Lights  
 Topo Level  
 Size .19 acre  
 Shape Irregular  
 View Res/Water  
 Drainage Appears Adequate  
 Property located in a HUD identified Special Flood Hazard Area?  Yes  No  
 Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions) **Subject is a <1 ac parcel with road frontage and canal frontage. An extraordinary assumption of the appraisal is that the property can be legally split into one buildable parcel. No adverse easements noted. Site is typical for the neighborhood.**

The undersigned has recited three recent sales of properties most similar and proximate to the subject and has to be considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than subject property, a minus (-) adjustment is made, thus reducing the indicated value of the subject, if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	17-12-27-204-027 Huron Point/Lakeshore Dr Harrison Township, MI 48045	39333 Lakeshore Dr Harrison Twp, MI 48045	38364 Huron Point Dr Harrison Twp, MI 48045	0 Huron Point Dr Harrison Twp, MI 48045
Proximity to subject		1.51 miles NW	0.69 miles NW	0.45 miles NW
Sales Price	\$ N/A	\$ 95,400	\$ 132,000	\$ 194,000
Price \$/Sq. Ft.	ac			
Data Source		RC #218033731;DOM 84	RC #58031341354;DOM 352	RC #216110056;DOM 224
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
		+	-	+
		19,080	03/07/2019	06/14/2019
Location	Canal Front/Sup	Canal Front/Inf	9,500	Canal Front/Inf
Site/View	Res/Water/Park	Res/Water/None	23,850	Res/Water/None
Size	.19 ac	.21 ac	.21 ac	.22 ac
Zoning	Res	Res	Res	Res
Sea Wall	No	No	Yes	-25,000
Sales or Financing Concessions		Cash;0	Cash;0	Cash;0
Net Adj. (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 52,430	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 14,600	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 25,000
Indicated Value of Subject		Gross Adj: 55.0 % Net Adj: 55.0 % \$ 147,830	Gross Adj: 48.9 % Net Adj: 11.1 % \$ 146,600	Gross Adj: 12.9 % Net Adj: -12.9 % \$ 169,000

**MARKET DATA ANALYSIS**

Comments on Market Data **All comparables used were relevant for size, location, and proximity. All comparable sales have something in common with the subject property. Weight is placed on all sales and a mid-range value of \$150,000 is considered a reasonable market value for buildable Parcel B. A minimal value of \$1,000 is assigned to unbuildable Parcel A (see Text Addendum).**  
 Comments and Conditions of Appraisal **The appraisal is made subject to the extraordinary assumption that the one buildable parcel can be legally split from the parent parcel.**  
 Final Reconciliation **The Sales Comparison Approach is considered the best indicator of value because it reflects the actions of willing and informed buyers and sellers in an open market place. Cost and Income Approaches to value are not applicable. As a result, all weight is applied to the Sales Comparison Approach.**

**RECONCILIATION**

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF 07/26/2019 TO BE \$ 151,000

**APPRaiser**  
 Signature Laura Herrington  
 Name Laura Herrington  
 Title Certified General  
 Date Report Signed 09/01/2019  
 State Certification # 1201069642 State MI  
 State License # \_\_\_\_\_ State MI  
 Expiration Date of Certification or License 07/31/2020  
 Date of Inspection 7/26/2019

**SUPERVISORY APPRAISER (if applicable)**  
 Signature \_\_\_\_\_  
 Name \_\_\_\_\_  
 Title \_\_\_\_\_  
 Date Report Signed \_\_\_\_\_  
 State Certification # \_\_\_\_\_ State \_\_\_\_\_  
 State License # \_\_\_\_\_ State \_\_\_\_\_  
 Expiration Date of Certification or License \_\_\_\_\_  
 Did  Did Not Inspect Property Date of Inspection \_\_\_\_\_

## ADDENDUM

Borrower:	File No.: 25408-1	
Property Address: 17-12-27-204-027 Huron Point/Lakeshore Dr	Case No.:	
City: Harrison Township	State: MI	Zip: 48045
Lender: Huron-Clinton Metroparks		

This addendum is to become a part of the Appraisal Report submitted to you regarding the above described property.

### CLIENT REQUEST FOR REVISION 08/29/2019

I think we would like to have a value associated with the north "A" section of 12-27-204-027, per your offer below, and add that to the report.

### APPRAISER'S RESPONSE

As previously discussed, according to the Harrison Township planning director, "I'm not sure about the feasibility of also building a house on the portion of the remaining parent parcel on the north side of Lakeshore, east side of the canal. That area is very tight... may not be able to get a driveway to the garage." This appraiser is also aware of a survey that the neighboring homeowner described that reflected no road frontage for this area.

The municipality will not split off a section of a parcel with no road frontage. However, they may be open to the split in conjunction with combining it with the neighboring vacant parcel 12-27-203-038 which does have road frontage. The combination of the two lots would make for a sizeable and valuable building site. This neighboring vacant parcel is owned by Mrs. Thomas who has a home on the next parcel over at 37337 Lakeshore Drive, Property ID 12-27-203-037. Mrs. Thomas is an elderly widow who graciously allowed the appraiser access across her property for photos and described the above mentioned survey. She also mentioned a son in the vicinity who is helping her maintain the property. The client is encouraged to open a dialogue with the municipality and parcel owner regarding this possibility. If the municipality and parcel owner are open to this, then an appraisal "subject to" the combination is possible.

Because the parcel split and combination with the adjoining parcel is presently an unknown factor, the appraisal of the "A" section will be made "as is". Currently, this parcel has only one potential buyer, greatly reducing the value and marketability. The neighboring owner would have to pay taxes on it. The taxes on the neighboring vacant parcel described above is approximately \$2,000 per year. The "A" section is somewhat smaller, but taxes can be estimated at something less than \$2,000 per year. It is the appraiser's opinion that \$1,000 is considered a reasonable "as is" value for this parcel.

The appraised value for the buildable section "B" and unbuildable section "A" has been revised to reflect an additional \$1,000.

### LEGAL DESCRIPTION

ST CLAIR HAVEN VAC LOT 207 EXC NELY 10 FT MEASURED PERPENDICULARLY TO THE SWLY LINE OF LOT 206;ALSO ALL OF LOTS 208 TO 244 INCL NOW VACATED ALSO PART OF VAC HURON PTE & LAKESHORE DR DESC AS BEG AT SW COR LOT 245 ST CLAIR HAVEN; TH N 75°14'30"E 40 FT TO EDGE OF EXISTING CUL- DE-SAC RAD=48 FT;TH S & ELY ALG CUL-DE-SAC TO A PT N 24° 45'30"W 10.0 FT FROM NE COR LOT 207; TH S 24°45' 30"E 10.0 FT TO SD NE COR; TH S 75°14'30"W 70 FT TO E BANK OF BLACK RIVER;TH NELY 190 FT ALG SD BANK TO NE COR VAC 244; TH N 75°14'30"E 60.0 FT TO NW COR VAC LOT 245;TH S 14°45'30"E 150.0 FT ALG W LINE LOT 245 POB EXC 1/2 VAC HURON POINTE DRIVE ADJ TO LOT 245.

### SUBJECT PROPERTY

The subject property is an irregular parcel of vacant land located on a peninsula at the end of the street in a residential subdivision in Harrison Township, MI. The site is located directly on a canal and across from the Lake St. Clair Metropark, allowing for a superior view.

The parent parcel consists of 11.60 acres that includes land on two sides of a canal. Most of the land is southwest of the canal, part of the Saint Clair Metropark. The focus of this appraisal is the land on the northeast side of the canal.

Currently the subject is not improved, but is being maintained by two neighboring homeowners. Neighboring properties are residential improved parcels.

According to the Harrison Township planning director, "Possibly, you could split off one parcel on the south side of Lakeshore Drive, east of the canal, which would have 70' of frontage and 8,400 square feet in area." This appraiser sees that as reasonable and makes the extraordinary assumption that one buildable lot is likely (Parcel B). An extraordinary assumption is something presumed to be true, but if found to be false, their use might have affected the assignment results.

Also according to the Harrison Township planning director, "I'm not sure about the feasibility of also building a house on the portion of the remaining parent parcel on the north side of Lakeshore, east side of the canal. That area is very tight... may not be able to get a driveway to the garage." This appraiser is also aware of a survey that the neighboring homeowner described that reflected no road frontage for this area (Parcel A). Therefore, this area is not considered in this appraisal.

### HIGHEST AND BEST USE

The appraiser has concluded the highest and best use of the property to be as (interim use) residential building lot. This opinion is supported by the fact that the property is physically possible (see pictures), is a legal use (see site section/zoning), is financially feasible (see sales comparison approach for sales of similar properties) and is considered to be the maximally productive interim use (a more productive use requires substantial capital improvement).

### SALES COMPARISON APPROACH

The search for comparable sales was limited to vacant parcels located along canal frontage in the subject's subdivision.

All comparables are of similar size, within the same market, and represent a viable alternative to the subject. Appropriate adjustments are applied to the comparables in order to adequately consider their differences from the subject in regards to

## ADDENDUM

Borrower:	File No.: 25408-1	
Property Address: 17-12-27-204-027 Huron Point/Lakeshore Dr	Case No.:	
City: Harrison Township	State: MI	Zip: 48045
Lender: Huron-Clinton Metroparks		

canal frontage, view, and sea wall construction.

**The comparable sales presented within this report are considered the best available to this appraiser at the time for comparison to the subject.** Comparable sales information is based on MLS, builder sales records, and/or local government records. All comparable sales have been verified as closed by the MLS and government records unless otherwise noted.

A time adjustment of 20% is applied to sales #1 for its older sale date.

A 5% location adjustment is applied to sales #1 and #2 based on their distance to the lake.

A 25% view adjustment is applied to sales #1 and #2 for their lack of a park view.

Adjustments are also applied to sales #2 and #3 based on existing sea walls. The adjustment is based on market reaction to the amenity rather than cost to cure.

All comparables used were relevant for size, location, and proximity. All comparable sales have something in common with the subject property. Weight is placed on all sales and a mid-range value of \$150,000 per site is considered a reasonable market value for the subject.

### ADJUSTMENTS

Not all adjustments in the Sales Comparison Approach can be directly extracted or supported by the available market data with a high degree of accuracy. Some adjustments have an element of subjectivity and professional judgment which the appraiser has applied based on prior observations of the reactions of typical/knowledgeable buyers' and sellers' in the marketplace. This method is a standard and well accepted practice within the appraisal industry. All interested parties are encouraged to have an understanding of basic valuation practices when appraising atypical or complex properties; or where there is an extreme absence of like elements of comparison; or in instances where the market data is inconsistent with which to draw better supported adjustments and overall value conclusions. Appraising Residential Properties, 4th Edition, Appraisal Institute, Page 342, "Limitations of Paired Data Analysis" states, "This brief discussion of paired data analysis may seem to suggest that identifying the effects of property differences from market data is a straightforward procedure that can produce accurate, complete mathematical results in all appraisals. Such an impression would be misleading. Appraisers develop an opinion of market value by applying their judgment to the analysis and interpretation of data. Paired data analysis is a tool that an appraiser can apply to market data in some circumstances. When used in conjunction with other analytical tools, this type of analysis supports and guides the appraiser's judgment, but it does not take its place. Perfect sets of comparables that vary in a single, identifiable respect are rarely found. Because properties that are sufficiently similar to the subject are usually limited in number, the decision to apply paired data analysis in a given situation is a matter of judgment. Often the sampling size may not be large enough to provide a solid statistical foundation for the appraiser's conclusions."

### STATE LAW REQUIREMENT

In Michigan, appraisers are required to be licensed and are now regulated by the Michigan Department of Licensing and Regulatory Affairs, P.O. Box 30018, Lansing, Michigan, 48909. The following licenses are issued by the department: State Certified General; State Certified Residential; State Licensed; Limited License. Limited License appraisers may only materially assist in an appraisal assignment under the direct supervision of a State Certified Appraiser.

### COMPLIANCE TO THE INDUSTRY STANDARD

This appraisal conforms to the current edition of the Uniform Standards of Professional Appraisal Practice (USPAP) that became effective August 1990 by FNMA and the Office of the Comptroller, and with the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA) and Title XI.

The appraiser's analysis opinions and conclusions were developed in accordance with and in conformity to USPAP Standard 1, Real Property Appraisal Development. The results of the appraisal have been reported in an Appraisal Report in compliance with USPAP Standard 2, Real Property Appraisal Reporting.

### COMPETENCY OF THE APPRAISER

The appraiser hereby certifies that he/she has the experience and knowledge to adequately execute this appraisal assignment competently and completely, without assistance of others unless otherwise noted within this report.

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the Appraiser's judgment.

## STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

**CONTINGENT AND LIMITING CONDITIONS:** The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc. ) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc. ) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated ) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

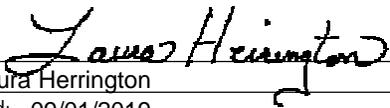
**APPRAISERS CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

**SUPERVISORY APPRAISER'S CERTIFICATION:** If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

**ADDRESS OF PROPERTY APPRAISED:** 17-12-27-204-027 Huron Point/Lakeshore Dr, Harrison Township, MI, 48045

**APPRAISER:**

Signature:   
 Name: Laura Herrington  
 Date Signed: 09/01/2019  
 State Certification #: 1201069642  
 or State License #: \_\_\_\_\_  
 State: MI  
 Expiration Date of Certification or License: 07/31/2020

**SUPERVISORY APPRAISER (only if required)**

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_  
 Expiration Date of Certification or License: \_\_\_\_\_

Did  Did Not Inspect Property

Michigan Certified General Real Estate Appraiser

USPAP ADDENDUM

File No. 25408-1

Borrower: \_\_\_\_\_  
 Property Address: 17-12-27-204-027 Huron Point/Lakeshore Dr  
 City: Harrison Township County: Macomb State: MI Zip Code: 48045  
 Lender: Huron-Clinton Metroparks

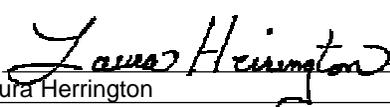
**Reasonable Exposure Time**  
 My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 60 to 90 Days

**Additional Certifications**

I have performed **NO** services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

**Additional Comments**

<p><b>APPRAISER:</b></p> <p>Signature: <u></u>        Name: <u>Laura Herrington</u>        Date Signed: <u>09/01/2019</u>        State Certification #: <u>1201069642</u>        or State License #: _____        or Other (describe): _____ State #: _____        State: <u>MI</u>        Expiration Date of Certification or License: <u>07/31/2020</u>        Effective Date of Appraisal: <u>07/26/2019</u></p>	<p><b>SUPERVISORY APPRAISER (only if required):</b></p> <p>Signature: _____        Name: _____        Date Signed: _____        State Certification #: _____        or State License #: _____        State: _____        Expiration Date of Certification or License: _____        Supervisory Appraiser inspection of Subject Property:  <input type="checkbox"/> Did Not    <input type="checkbox"/> Exterior-only from street    <input type="checkbox"/> Interior and Exterior</p>
--	--

SUBJECT PHOTOS

Borrower:	File No.: 25408-1	
Property Address: 17-12-27-204-027 Huron Point/Lakeshore Dr	Case No.:	
City: Harrison Township	State: MI	Zip: 48045
Lender: Huron-Clinton Metroparks		



Subject front



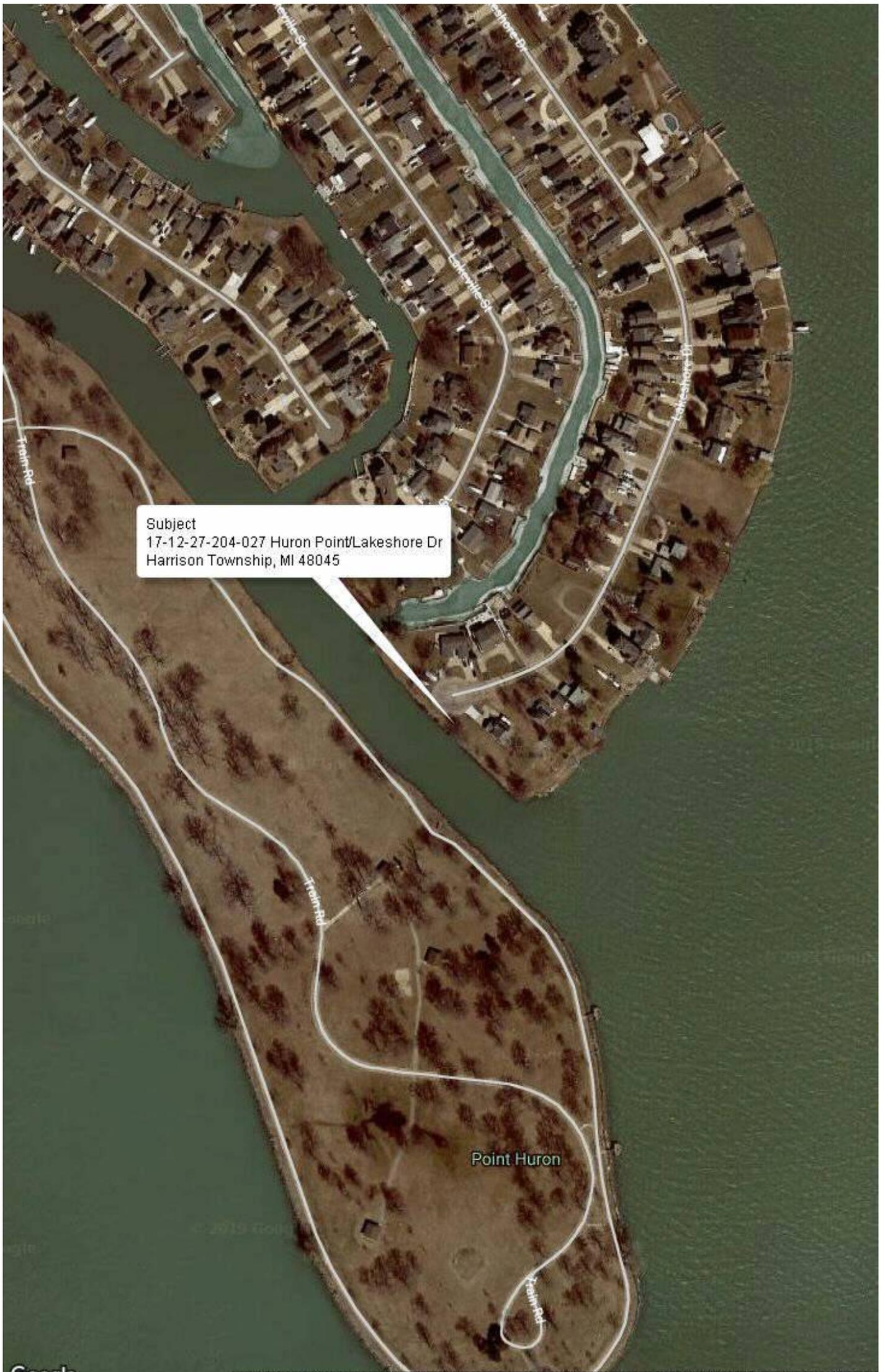
Street view



View from subject across canal

AERIAL MAP

Borrower:	File No.: 25408-1	
Property Address: 17-12-27-204-027 Huron Point/Lakeshore Dr	Case No.:	
City: Harrison Township	State: MI	Zip: 48045
Lender: Huron-Clinton Metroparks		



Subject  
17-12-27-204-027 Huron Point/Lakeshore Dr  
Harrison Township, MI 48045

PLAT MAP

Borrower:	File No.: 25408-1	
Property Address: 17-12-27-204-027 Huron Point/Lakeshore Dr	Case No.:	
City: Harrison Township	State: MI	Zip: 48045
Lender: Huron-Clinton Metroparks		



AREA OF APPRAISAL (In Blue)

Borrower:	File No.: 25408-1	
Property Address: 17-12-27-204-027 Huron Point/Lakeshore Dr	Case No.:	
City: Harrison Township	State: MI	Zip: 48045
Lender: Huron-Clinton Metroparks		



UNBUILDABLE PARCEL A

Borrower:	File No.: 25408-1	
Property Address: 17-12-27-204-027 Huron Point/Lakeshore Dr	Case No.:	
City: Harrison Township	State: MI	Zip: 48045
Lender: Huron-Clinton Metroparks		



Unbuildable Parcel A



Unbuildable Parcel A (estimated)

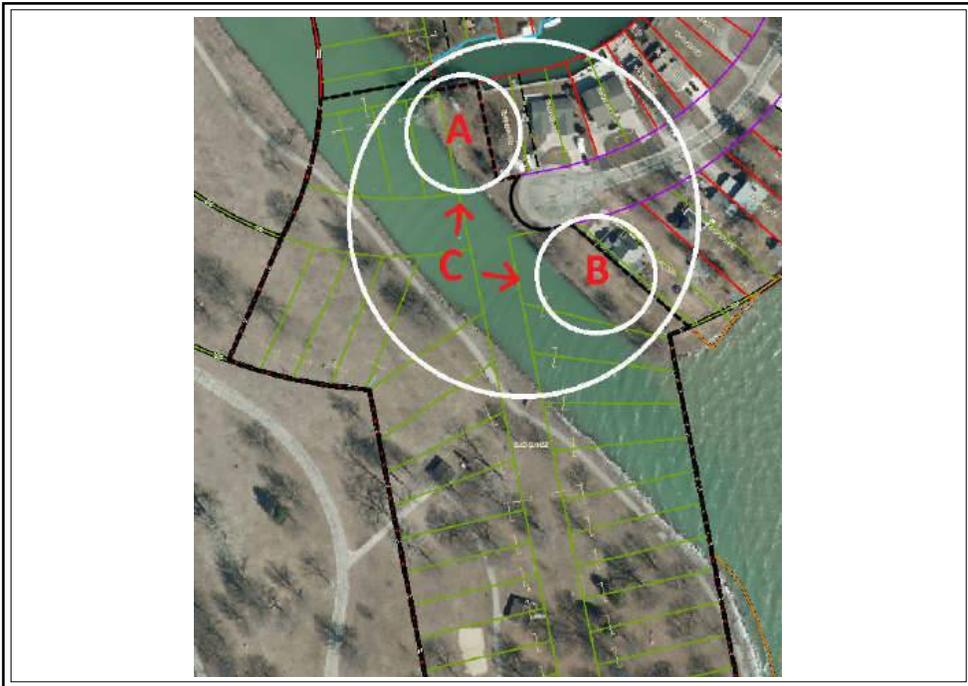
The map does not reflect the boundary lines correctly. Parcel A does not have road frontage.

BUILDABLE PARCEL B

Borrower:	File No.: 25408-1	
Property Address: 17-12-27-204-027 Huron Point/Lakeshore Dr	Case No.:	
City: Harrison Township	State: MI	Zip: 48045
Lender: Huron-Clinton Metroparks		



Buildable Parcel B  
Parcel B has road frontage



Buildable Parcel B (estimated)

LOCATION MAP

Borrower:	File No.: 25408-1	
Property Address: 17-12-27-204-027 Huron Point/Lakeshore Dr	Case No.:	
City: Harrison Township	State: MI	Zip: 48045
Lender: Huron-Clinton Metroparks		



COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower:	File No.: 25408-1
Property Address: 17-12-27-204-027 Huron Point/Lakeshore Dr	Case No.:
City: Harrison Township	State: MI Zip: 48045
Lender: Huron-Clinton Metroparks	



COMPARABLE SALE #1

39333 Lakeshore Dr  
 Harrison Twp, MI 48045  
 Sale Date: 09/12/2018  
 Sale Price: \$ 95,400



COMPARABLE SALE #2

38364 Huron Point Dr  
 Harrison Twp, MI 48045  
 Sale Date: 03/07/2019  
 Sale Price: \$ 132,000

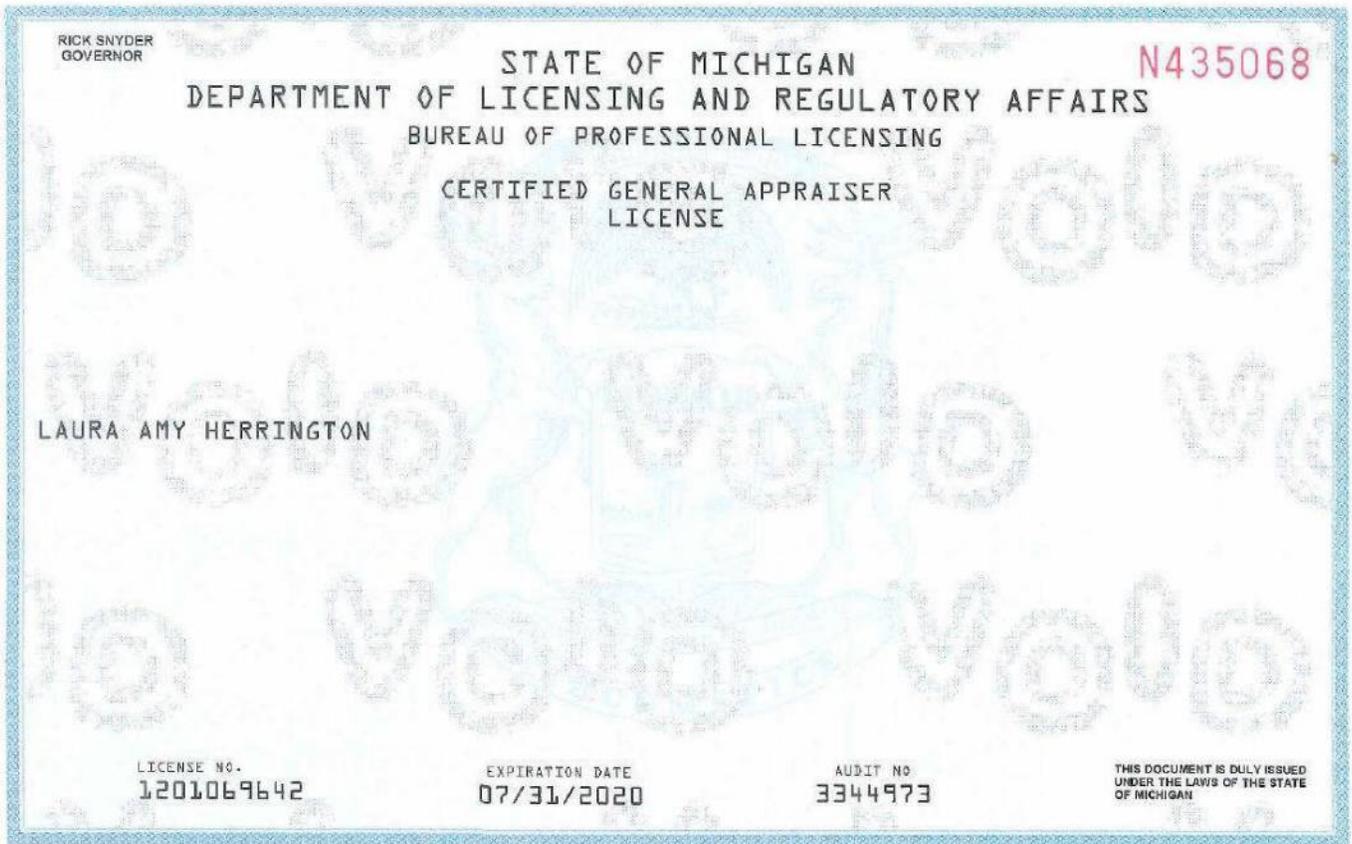


COMPARABLE SALE #3

0 Huron Point Dr  
 Harrison Twp, MI 48045  
 Sale Date: 06/14/2019  
 Sale Price: \$ 194,000

APPRAISER LICENSE ADDENDUM

Borrower:	File No.: 25408-1	
Property Address: 17-12-27-204-027 Huron Point/Lakeshore Dr	Case No.:	
City: Harrison Township	State: MI	Zip: 48045
Lender: Huron-Clinton Metroparks		



APPRAISAL OF



LOCATED AT:

17-12-27-132-001 Huron Point/Lakeview Dr  
Harrison Township, MI, 48045

FOR:

Huron-Clinton Metroparks  
13000 High Ridge Drive  
Brighton, MI, 48114

BORROWER:

N/A

AS OF:

July 26, 2019

APPRAISED VALUE:

\$300,000

BY:

Laura Herrington  
Michigan Certified General Real Estate Appraiser

**COMPLETE APPRAISAL COMPANY  
LAND APPRAISAL REPORT**

File No. 25407

**SUBJECT**

Borrower \_\_\_\_\_ Census Tract 2473.00 Map Reference MSA/MD 47664  
 Property Address 17-12-27-132-001 Huron Point/Lakeview Dr  
 City Harrison Township County Macomb State MI Zip Code 48045  
 Legal Description See Attached Addendum  
 Sale Price N/A Date of Sale N/A Loan Term N/A yrs. Property Rights Appraised  Fee  Leasehold  De Minimus PUD  
 Actual Real Estate Taxes \$0.00 (yr.) Loan charges to be paid by seller N/A Other sale concessions N/A  
 Lender/Client Huron-Clinton Metroparks Address 13000 High Ridge Drive, Brighton, MI 48114  
 Occupant Vacant Appraiser Laura Herrington Instructions to Appraiser Vacant Land Fair Market Value

**NEIGHBORHOOD**

Location	<input type="checkbox"/> Urban	<input checked="" type="checkbox"/> Suburban	<input type="checkbox"/> Rural	Employment Stability	<input type="checkbox"/> Good	<input checked="" type="checkbox"/> Avg	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor
Built Up	<input type="checkbox"/> Over 75%	<input checked="" type="checkbox"/> 25% to 75%	<input type="checkbox"/> Under 25%	Convenience to Employment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Growth Rate	<input type="checkbox"/> Fully Dev.	<input type="checkbox"/> Rapid	<input checked="" type="checkbox"/> Steady	Convenience to Shopping	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Property Values	<input type="checkbox"/> Increasing	<input checked="" type="checkbox"/> Stable	<input type="checkbox"/> Declining	Convenience to Schools	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Demand/Supply	<input type="checkbox"/> Shortage	<input checked="" type="checkbox"/> In Balance	<input type="checkbox"/> Over Supply	Adequacy of Public Transportation	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Marketing Time	<input type="checkbox"/> Under 3 Mos.	<input checked="" type="checkbox"/> 4-6 Mos.	<input type="checkbox"/> Over 6 Mos.	Recreational Facilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Present Land Use	<u>60</u> % One-Unit	<u>2</u> % 2-4 Units	<u>5</u> % Apts	Adequacy of Utilities	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<u>0</u> % Industrial	<u>25</u> % Vacant	<u>0</u> %	Property Compatibility	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Change in Present Land Use	<input type="checkbox"/> Not Likely	<input checked="" type="checkbox"/> Likely	<input type="checkbox"/> Taking Place(*)	Protection from Detrimental Conditions	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	(*)From <u>Vacant</u> To <u>Improved</u>			Police and Fire Protection	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Predominant Occupancy	<input checked="" type="checkbox"/> Owner	<input type="checkbox"/> Tenant	<u>    </u> % Vacant	General Appearance of Properties	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
One-Unit Price Range	\$ <u>100</u> to \$ <u>750</u>	Predominant Value \$ <u>300</u>		Appeal to Market	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
One-Unit Age	<u>20</u> yrs. to <u>85</u> yrs.	Predominant Age <u>50</u> yrs.		Comments including those factors, favorable or unfavorable, affecting marketability (e.g. public parks, schools, view, noise) <u>Subject is located in a suburban water front setting where most homes are located on main paved roads with business or retail found in scattered strip centers. Employment centers and amenities are located within 1 to 10 miles of the subject property.</u>				

**SITE**

Dimensions See Plat Map = \_\_\_\_\_  Corner Lot  
 Zoning Classification R-1C Residential Present Improvements  Do  Do Not Conform to Zoning Regulations  
 Highest and Best Use  Present Use  Other (specify) Residential Improved  
 Elec.  Available  
 Gas  Available  
 Water  Available  
 San. Sewer  Available  
 Underground Elec & Tel  
 OFF-SITE IMPROVEMENTS  
 Street Access  Public  Private  
 Surface Asphalt  
 Maintenance  Public  Private  
 Storm Sewer  Curb/Gutter  
 Sidewalk  Street Lights  
 Topo Level  
 Size .63 acre  
 Shape Irregular  
 View Res/Water  
 Drainage Appears Adequate  
 Property located in a HUD identified Special Flood Hazard Area?  Yes  No  
 Comments (favorable or unfavorable including any apparent adverse easements, encroachments or other adverse conditions) Subject is a <1 ac parcel with road frontage and canal frontage. An extraordinary assumption of the appraisal is that the property can be legally split into two buildable parcels. No adverse easements noted. Site is typical for the neighborhood.

The undersigned has recited three recent sales of properties most similar and proximate to the subject and has to be considered these in the market analysis. The description includes a dollar adjustment, reflecting market reaction to those items of significant variation between the subject and comparable properties. If a significant item in the comparable property is superior to, or more favorable than subject property, a minus (-) adjustment is made, thus reducing the indicated value of the subject, if a significant item in the comparable is inferior to or less favorable than the subject property, a plus (+) adjustment is made, thus increasing the indicated value of the subject.

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Address	17-12-27-132-001 Huron Point/Lakeview Dr Harrison Township, MI 48045	39333 Lakeshore Dr Harrison Twp, MI 48045	38364 Huron Point Dr Harrison Twp, MI 48045	0 Huron Point Dr Harrison Twp, MI 48045
Proximity to subject		1.43 miles NW	0.60 miles NW	0.36 miles NW
Sales Price	\$ N/A	\$ 95,400	\$ 132,000	\$ 194,000
Price \$/Sq. Ft.	ac			
Data Source		RC #218033731;DOM 84	RC #58031341354;DOM 352	RC #216110056;DOM 224
Date of Sale and Time Adjustment	DESCRIPTION	DESCRIPTION	DESCRIPTION	DESCRIPTION
		+(-) Adjust.	+(-) Adjust.	+(-) Adjust.
Location	Canal Front/Sup	Canal Front/Inf	Canal Front/Inf	Canal Front/Sup
Site/View	Res/Water/Park	Res/Water/None	Res/Water/None	Res/Water/Park
Size	.30 ac	.21 ac	.21 ac	.22 ac
Zoning	Res	Res	Res	Res
Sea Wall	No	No	Yes	Yes
Sales or Financing Concessions				
Net Adj. (Total)		<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 52,430	<input checked="" type="checkbox"/> + <input type="checkbox"/> - \$ 14,600	<input type="checkbox"/> + <input checked="" type="checkbox"/> - \$ 25,000
Indicated Value of Subject		Gross Adj: 55.0 % Net Adj: 55.0 % \$ 147,830	Gross Adj: 48.9 % Net Adj: 11.1 % \$ 146,600	Gross Adj: 12.9 % Net Adj: -12.9 % \$ 169,000

**MARKET DATA ANALYSIS**

Comments on Market Data All comparables used were relevant for size, location, and proximity. All comparable sales have something in common with the subject property. Weight is placed on all sales and a mid-range value of \$150,000 per lot is considered a reasonable market value for the subject.  
 Comments and Conditions of Appraisal The appraisal is made subject to the extraordinary assumption that the property can be legally split from the parent parcel.  
 Final Reconciliation The Sales Comparison Approach is considered the best indicator of value because it reflects the actions of willing and informed buyers and sellers in an open market place. Cost and Income Approaches to value are not applicable. As a result, all weight is applied to the Sales Comparison Approach.

**RECONCILIATION**

I ESTIMATE THE MARKET VALUE, AS DEFINED, OF THE SUBJECT PROPERTY AS OF 07/26/2019 TO BE \$ 300,000

<b>APPRaiser</b>	<b>SUPERVISORY APPRAISER (if applicable)</b>
Signature <u>Laura Herrington</u>	Signature _____
Name <u>Laura Herrington</u>	Name _____
Title <u>Certified General</u>	Title _____
Date Report Signed <u>08/22/2019</u>	Date Report Signed _____
State Certification # <u>1201069642</u> State <u>MI</u>	State Certification # _____ State _____
State License # <u>1201069642</u> State <u>MI</u>	State License # _____ State _____
Expiration Date of Certification or License <u>07/31/2020</u>	Expiration Date of Certification or License _____
Date of Inspection <u>7/26/2019</u>	<input type="checkbox"/> Did <input type="checkbox"/> Did Not Inspect Property Date of Inspection _____

## ADDENDUM

Borrower:	File No.: 25407	
Property Address: 17-12-27-132-001 Huron Point/Lakeview Dr	Case No.:	
City: Harrison Township	State: MI	Zip: 48045
Lender: Huron-Clinton Metroparks		

This addendum is to become a part of the Appraisal Report submitted to you regarding the above described property.

### LEGAL DESCRIPTION

ST CLAIR HAVEN LOT 478 TO 483 INCL NOW VAC & W 1/2 OF VAC PORTION OF HURON PTE DR. ADJ AND THE W 1/2 OF THAT PART OF HURON PTE DR. LYING BETWEEN THE S 78 FT OF LOT 377 AND ALL LOT 478 ALG. THE S 28 FT OF LOT 478 ALG THE HAVEN A SUB WHICH IS PART OF P.C. 545 HARRISON TWP. MACOMB CTY. AS RECORDED IN LIBER 12 PAGE 18 OF PLATS MACOMB COUNTY RECORDS.

### SUBJECT PROPERTY

The subject property is an irregular parcel of vacant land located on a peninsula at the end of the street in a residential subdivision in Harrison Township, MI. The site is located directly on a canal and across from the Lake St. Clair Metropark, allowing for a superior view.

The subject consists of .63 acres. Currently the subject is not improved, but is being maintained by (presumably) neighboring homeowners. A berm has been constructed that is landscaped with mowed grass, a bench, and a small garden. A wide patch of cattails are growing along the canal side, obscuring the park view. Neighboring properties are residential improved parcels.

According to the Harrison Township planning director, this parcel could be split into "maybe 3 buildable lots at 80' wide". However, this appraiser sees reasonable doubt and makes the extraordinary assumption that 2 buildable lots is more likely. An extraordinary assumption is something presumed to be true, but if found to be false, their use might have affected the assignment results.

### HIGHEST AND BEST USE

The appraiser has concluded the highest and best use of the property to be as (interim use) residential building lots. This opinion is supported by the fact that the property is physically possible (see pictures), is a legal use (see site section/zoning), is financially feasible (see sales comparison approach for sales of similar properties) and is considered to be the maximally productive interim use (a more productive use requires substantial capital improvement).

### SALES COMPARISON APPROACH

The search for comparable sales was limited to vacant parcels located along canal frontage in the subject's subdivision.

All comparables are of similar size, within the same market, and represent a viable alternative to the subject. Appropriate adjustments are applied to the comparables in order to adequately consider their differences from the subject in regards to canal frontage, view, and sea wall construction.

**The comparable sales presented within this report are considered the best available to this appraiser at the time for comparison to the subject.** Comparable sales information is based on MLS, builder sales records, and/or local government records. All comparable sales have been verified as closed by the MLS and government records unless otherwise noted.

A time adjustment of 20% is applied to sale #1 for its older sale date.

A 5% location adjustment is applied to sales #1 and #2 based on their distance to the lake.

A 25% view adjustment is applied to sales #1 and #2 for their lack of a park view.

Adjustments are also applied to sales #2 and #3 based on existing sea walls. The adjustment is based on market reaction to the amenity rather than cost to cure.

All comparables used were relevant for size, location, and proximity. All comparable sales have something in common with the subject property. Weight is placed on all sales and a mid-range value of \$150,000 per site is considered a reasonable market value for the subject.

### ADJUSTMENTS

Not all adjustments in the Sales Comparison Approach can be directly extracted or supported by the available market data with a high degree of accuracy. Some adjustments have an element of subjectivity and professional judgment which the appraiser has applied based on prior observations of the reactions of typical/knowledgeable buyers' and sellers' in the marketplace. This method is a standard and well accepted practice within the appraisal industry. All interested parties are encouraged to have an understanding of basic valuation practices when appraising atypical or complex properties; or where there is an extreme absence of like elements of comparison; or in instances where the market data is inconsistent with which to draw better supported adjustments and overall value conclusions. Appraising Residential Properties, 4th Edition, Appraisal Institute, Page 342, "Limitations of Paired Data Analysis" states, "This brief discussion of paired data analysis may seem to suggest that identifying the effects of property differences from market data is a straightforward procedure that can produce accurate, complete mathematical results in all appraisals. Such an impression would be misleading. Appraisers develop an opinion of market value by applying their judgment to the analysis and interpretation of data. Paired data analysis is a tool that an appraiser can apply to market data in some circumstances. When used in conjunction with other analytical tools, this type of analysis supports and guides the appraiser's judgment, but it does not take its place. Perfect sets of comparables that vary in a single, identifiable respect are rarely found. Because properties that are sufficiently similar to the subject are usually limited in number, the decision to apply paired data analysis in a given situation is a matter of judgment. Often the sampling size may not be large enough to provide a solid statistical foundation for the appraiser's conclusions."

### STATE LAW REQUIREMENT

**ADDENDUM**

Borrower:	File No.: 25407	
Property Address: 17-12-27-132-001 Huron Point/Lakeview Dr	Case No.:	
City: Harrison Township	State: MI	Zip: 48045
Lender: Huron-Clinton Metroparks		

In Michigan, appraisers are required to be licensed and are now regulated by the Michigan Department of Licensing and Regulatory Affairs, P.O. Box 30018, Lansing, Michigan, 48909. The following licenses are issued by the department: State Certified General; State Certified Residential; State Licensed; Limited License. Limited License appraisers may only materially assist in an appraisal assignment under the direct supervision of a State Certified Appraiser.

**COMPLIANCE TO THE INDUSTRY STANDARD**

This appraisal conforms to the current edition of the Uniform Standards of Professional Appraisal Practice (USPAP) that became effective August 1990 by FNMA and the Office of the Comptroller, and with the Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA) and Title XI.

The appraiser's analysis opinions and conclusions were developed in accordance with and in conformity to USPAP Standard 1, Real Property Appraisal Development. The results of the appraisal have been reported in an Appraisal Report in compliance with USPAP Standard 2, Real Property Appraisal Reporting.

**COMPETENCY OF THE APPRAISER**

The appraiser hereby certifies that he/she has the experience and knowledge to adequately execute this appraisal assignment competently and completely, without assistance of others unless otherwise noted within this report.

**DEFINITION OF MARKET VALUE:** The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised, and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions\* granted by anyone associated with the sale.

\*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area; these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the Appraiser's judgment.

## STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

**CONTINGENT AND LIMITING CONDITIONS:** The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.
6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc. ) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc. ) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.
7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.
8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.
9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.
10. The appraiser must provide his or her prior written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated ) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

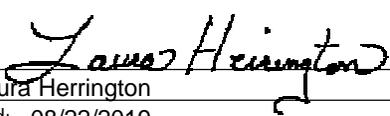
**APPRAISERS CERTIFICATION:** The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.
2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in the subject improvements, on the subject site, or on any site within the immediate vicinity of the subject property of which I am aware and have made adjustments for these adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

**SUPERVISORY APPRAISER'S CERTIFICATION:** If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

**ADDRESS OF PROPERTY APPRAISED:** 17-12-27-132-001 Huron Point/Lakeview Dr, Harrison Township, MI, 48045

**APPRAISER:**

Signature:   
 Name: Laura Herrington  
 Date Signed: 08/22/2019  
 State Certification #: 1201069642  
 or State License #: 1201069642  
 State: MI  
 Expiration Date of Certification or License: 07/31/2020

**SUPERVISORY APPRAISER (only if required)**

Signature: \_\_\_\_\_  
 Name: \_\_\_\_\_  
 Date Signed: \_\_\_\_\_  
 State Certification #: \_\_\_\_\_  
 or State License #: \_\_\_\_\_  
 State: \_\_\_\_\_  
 Expiration Date of Certification or License: \_\_\_\_\_

Did  Did Not Inspect Property

Michigan Certified General Real Estate Appraiser

USPAP ADDENDUM

File No. 25407

Borrower: N/A  
 Property Address: 17-12-27-132-001 Huron Point/Lakeview Dr  
 City: Harrison Township County: Macomb State: MI Zip Code: 48045  
 Lender: Huron-Clinton Metroparks

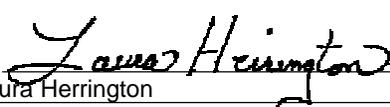
**Reasonable Exposure Time**  
 My opinion of a reasonable exposure time for the subject property at the market value stated in this report is: 60 to 90 Days

**Additional Certifications**

I have performed **NO** services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

I **HAVE** performed services, as an appraiser or in another capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment. Those services are described in the comments below.

**Additional Comments**

<p><b>APPRAISER:</b></p> <p>Signature: <u></u>        Name: <u>Laura Herrington</u>        Date Signed: <u>08/22/2019</u>        State Certification #: <u>1201069642</u>        or State License #: <u>1201069642</u>        or Other (describe): _____ State #: _____        State: <u>MI</u>        Expiration Date of Certification or License: <u>07/31/2020</u>        Effective Date of Appraisal: <u>07/26/2019</u></p>	<p><b>SUPERVISORY APPRAISER (only if required):</b></p> <p>Signature: _____        Name: _____        Date Signed: _____        State Certification #: _____        or State License #: _____        State: _____        Expiration Date of Certification or License: _____        Supervisory Appraiser inspection of Subject Property:  <input type="checkbox"/> Did Not    <input type="checkbox"/> Exterior-only from street    <input type="checkbox"/> Interior and Exterior</p>
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SUBJECT PHOTOS

Borrower:	File No.: 25407	
Property Address: 17-12-27-132-001 Huron Point/Lakeview Dr	Case No.:	
City: Harrison Township	State: MI	Zip: 48045
Lender: Huron-Clinton Metroparks		



Subject front



Street view



View from subject across canal

BUILDABLE PARCEL A

Borrower:	File No.: 25407	
Property Address: 17-12-27-132-001 Huron Point/Lakeview Dr	Case No.:	
City: Harrison Township	State: MI	Zip: 48045
Lender: Huron-Clinton Metroparks		



Buildable Parcel A



Buildable Parcel A (estimated)

BUILDABLE PARCEL B

Borrower:	File No.: 25407	
Property Address: 17-12-27-132-001 Huron Point/Lakeview Dr	Case No.:	
City: Harrison Township	State: MI	Zip: 48045
Lender: Huron-Clinton Metroparks		



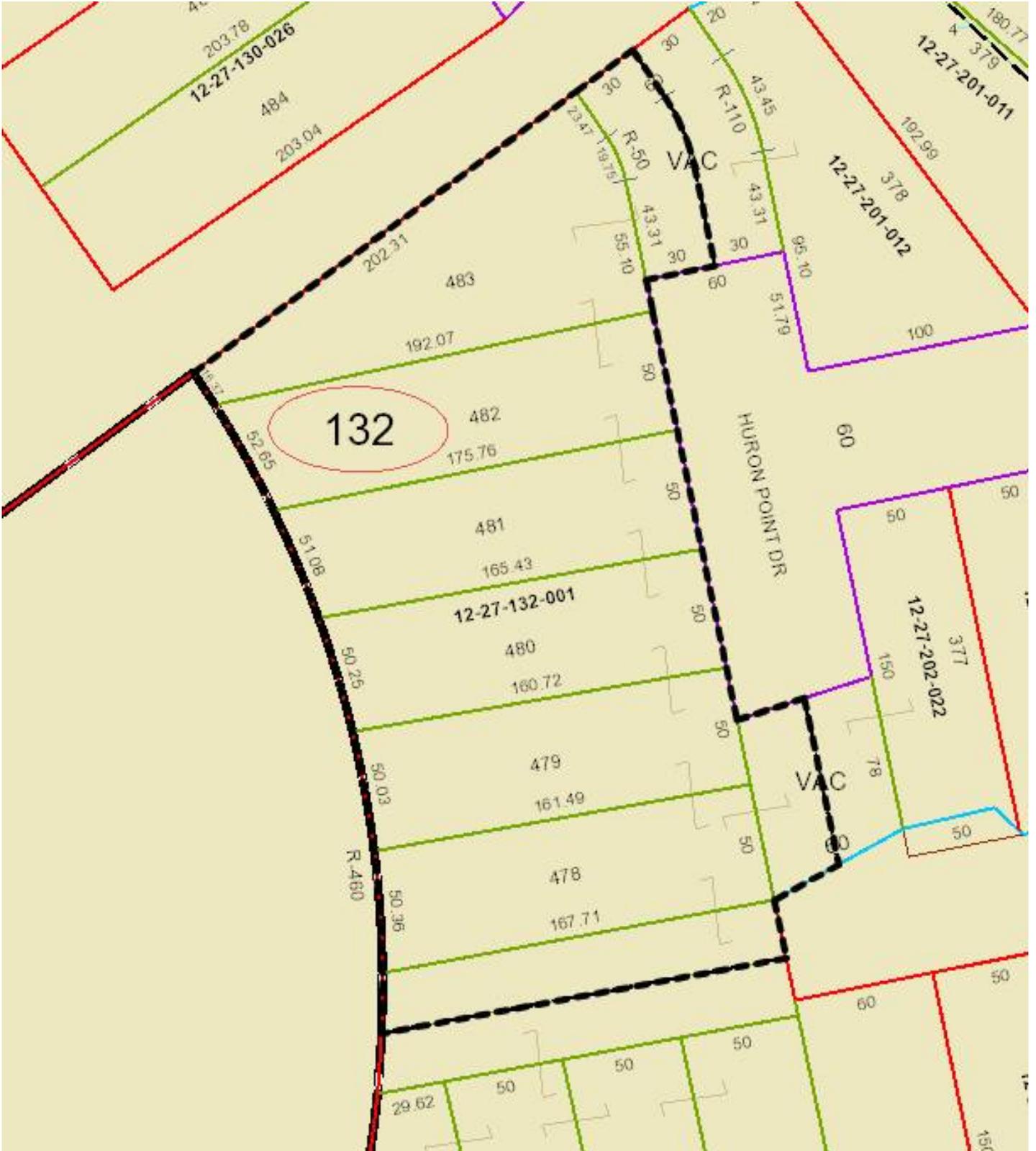
Buildable Parcel B



Buildable Parcel B (estimated)

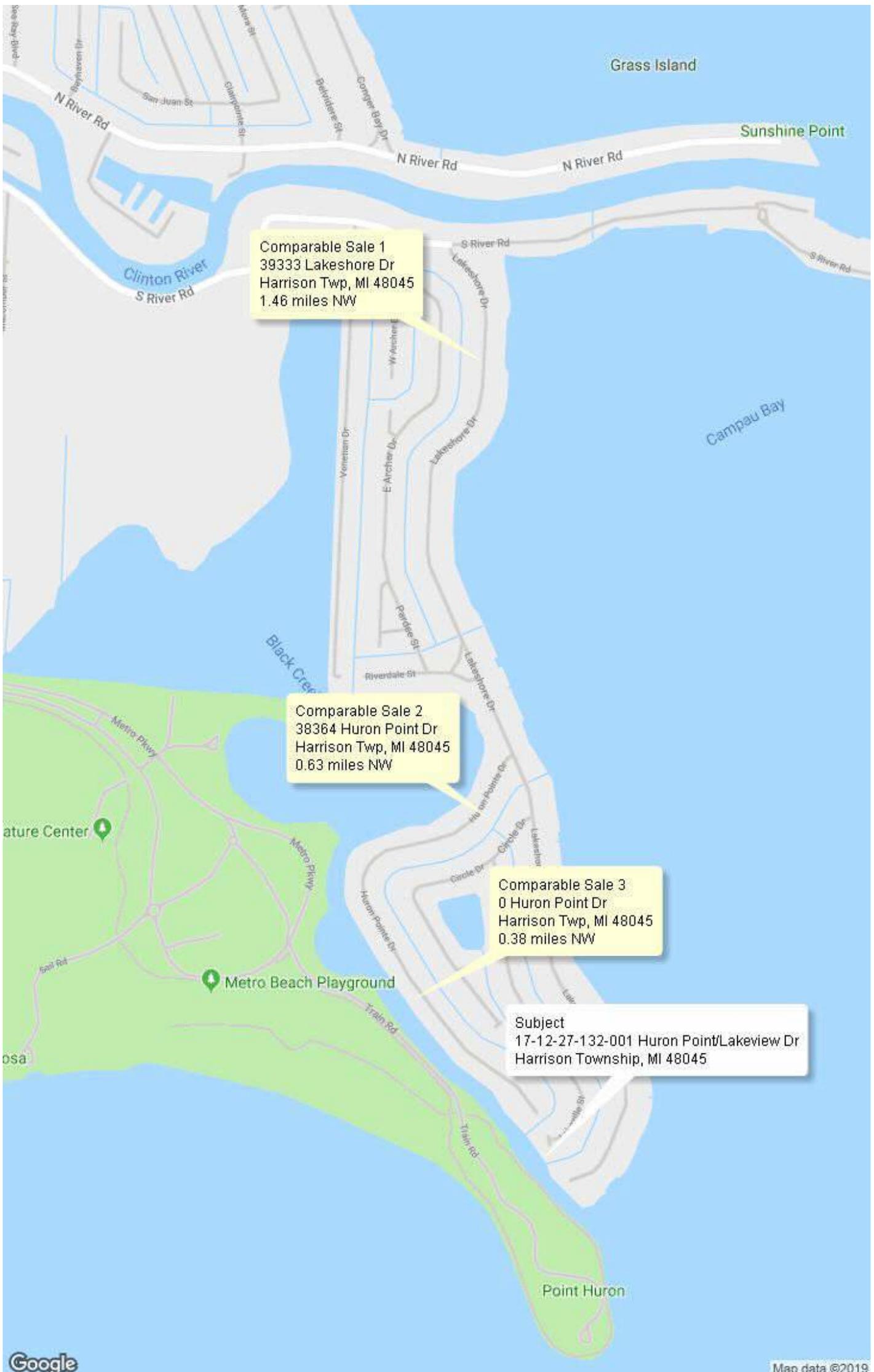
PLAT MAP

Borrower: File No.: 25407  
Property Address: 17-12-27-132-001 Huron Point/Lakeview Dr Case No.:  
City: Harrison Township State: MI Zip: 48045  
Lender: Huron-Clinton Metroparks



LOCATION MAP

Borrower:	File No.: 25407	
Property Address: 17-12-27-132-001 Huron Point/Lakeview Dr	Case No.:	
City: Harrison Township	State: MI	Zip: 48045
Lender: Huron-Clinton Metroparks		



AERIAL MAP

Borrower:	File No.: 25407	
Property Address: 17-12-27-132-001 Huron Point/Lakeview Dr	Case No.:	
City: Harrison Township	State: MI	Zip: 48045
Lender: Huron-Clinton Metroparks		



Google

Map data ©2019 Imagery ©2019, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower:	File No.: 25407
Property Address: 17-12-27-132-001 Huron Point/Lakeview Dr	Case No.:
City: Harrison Township	State: MI Zip: 48045
Lender: Huron-Clinton Metroparks	



COMPARABLE SALE #1

39333 Lakeshore Dr  
 Harrison Twp, MI 48045  
 Sale Date: 09/12/2018  
 Sale Price: \$ 95,400



COMPARABLE SALE #2

38364 Huron Point Dr  
 Harrison Twp, MI 48045  
 Sale Date: 03/07/2019  
 Sale Price: \$ 132,000

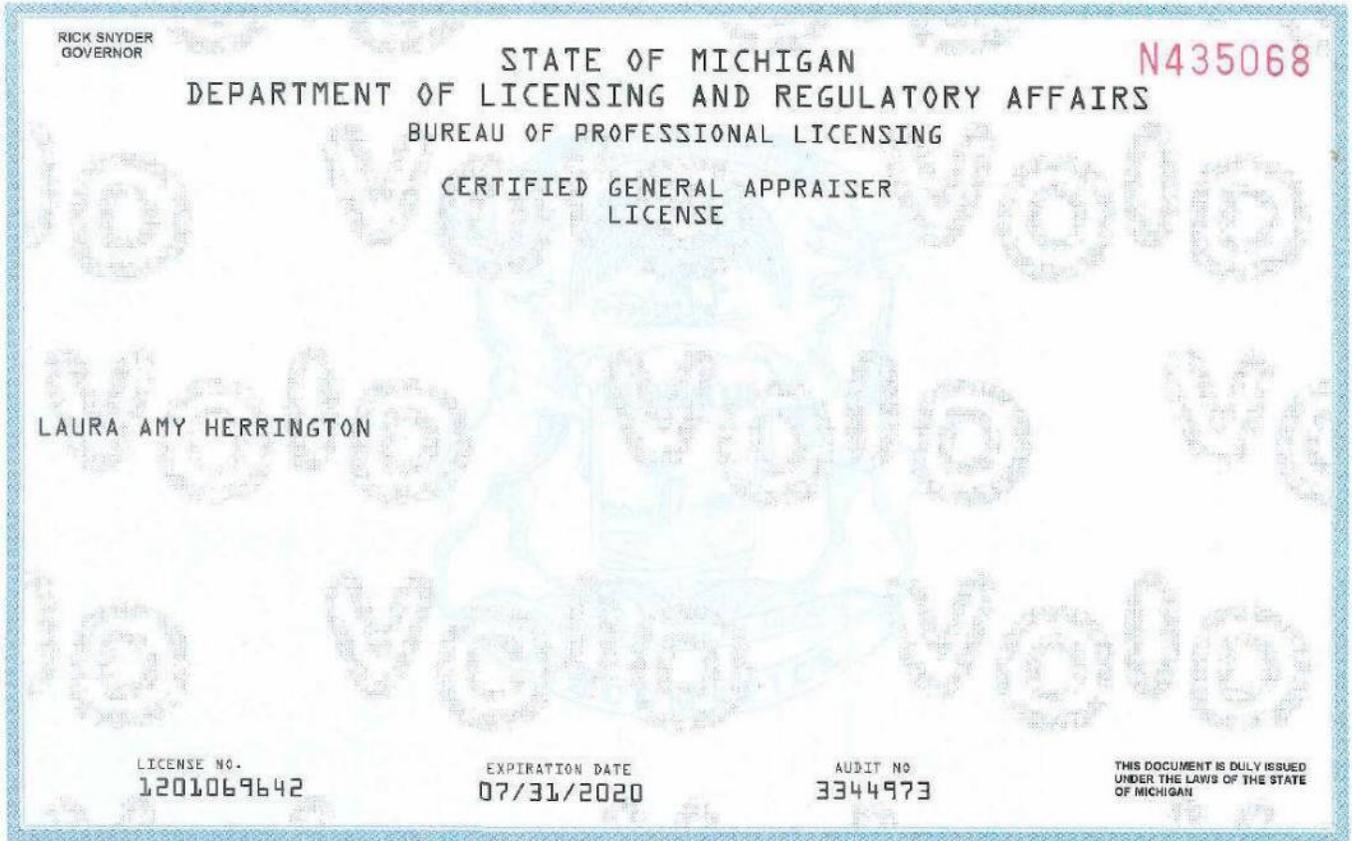


COMPARABLE SALE #3

0 Huron Point Dr  
 Harrison Twp, MI 48045  
 Sale Date: 06/14/2019  
 Sale Price: \$ 194,000

APPRAISER LICENSE ADDENDUM

Borrower:	File No.: 25407	
Property Address: 17-12-27-132-001 Huron Point/Lakeview Dr	Case No.:	
City: Harrison Township	State: MI	Zip: 48045
Lender: Huron-Clinton Metroparks		





# HURON-CLINTON METROPOLITAN AUTHORITY

To: Board of Commissioners  
 From: Amy McMillan, Director  
 Subject: Approval – Proposed 2020 Fees and Charges  
 Date: September 5, 2019

## Action Requested: Motion to Approve

That the Board of Commissioners' approve the 2020 Fees and Charges as recommended by Director Amy McMillan and staff.

**Background:** Through polling results from the EPIC-MRA survey, staff feels that an increase in the annual pass is justified and sustainable. This would be a \$5 increase for both regular permits and senior permits. The price increase would begin Jan. 1, 2020; annual passes will be available at the 2019 rates until Dec. 31, 2019.

An increased fee for annual passes sold could potentially amount to an \$800,000 increase in tolling revenue in 2020 and staff recommends the proceeds from the \$5 increase be designated to 2020 trail maintenance.

Changes systemwide include:

### System Wide

- Increase annual permits from \$35 to \$40
- Increase senior annual permit from \$24 to \$29
- Increase annual/boat permit from \$70 to \$75
- Increase annual senior/boat permit from \$48 to \$53

### Lake St. Clair

- Eliminate 10-4 at \$8 and 4-10pm at \$8 at the Marina; change to \$20 per day.
- Increase overnight stays at the marina on the sea wall with no utilities from \$7 to \$10.
- Increase rates on the Par 3 golf from \$4 to \$5 for adults and \$3 to \$4 for seniors and kids under 11.
- Add a new \$5/hour fee for ADA cart rentals with a \$20 deposit.
- Add a new \$10 wagon rental fee with a \$20 deposit.
- Add a \$2 equipment rental fee at the Par 3 Golf Course for items like golf clubs, horseshoes, pickle ball, etc.

### Wolcott Mill

- Decrease overnight camping fee at Camp Rotary from \$35 to \$25 to match the other overnight camping fees at Stony Creek.

### Western District

- No changes

### Eastern District

- No Changes

**Attachment: 2020 Proposed Fees and Charges**

**Proposed 2020 Fees and Charges - Lake St. Clair**

<b>Type</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>
<b>Vehicle Entry Permit</b>				
Annual	\$40.00	\$35.00	\$35.00	\$35.00
Senior Citizen	\$29.00	\$24.00	\$21.00	\$21.00
Daily	\$10.00	\$10.00	\$10.00	\$10.00
<b>Boat Permit</b>				
Annual	\$35.00	\$35.00	\$35.00	\$35.00
Senior Citizen	\$24.00	\$24.00	\$21.00	\$21.00
Annual Permit / Boat Permit	\$70.00	\$70.00	\$70.00	\$70.00
Annual Permit / Boat Permit (Senior)	\$48.00	\$50.00	\$42.00	\$42.00
Daily	\$10.00	\$10.00	\$10.00	\$10.00
<b>Marina (daily, weekends, holiday w/utilities)</b>				
10am - 10pm	\$8.00	\$8.00	\$8.00	\$8.00
4pm - 10pm <b>ELIMINATE</b>		\$8.00	\$8.00	\$8.00
Sea wall (no utilities, 10am - 10pm)	\$10.00	\$7.00	\$7.00	\$7.00
Overnight (no utilities, 10am - 10pm)	\$10.00	\$7.00	\$7.00	\$7.00
Sanitary pump-out service	\$15.00	\$15.00	\$15.00	\$15.00
<b>Trackless Train (1-1/4 mile ride)</b>				
Round-trip	\$2.00	\$2.00	\$2.00	\$2.00
Children 15 & under	Free	Free	Free	Free
<b>Swimming Pool (includes use of bathhouse)</b>				
All ages	\$5.00	\$5.00	\$5.00	\$5.00
Children under 30" tall	Free	Free	Free	Free
Coin-operated lockers	\$0.50	\$0.50	\$0.50	\$0.50
<b>Golf Course - Par 3 / Foot Golf</b>				
Regular (Wkdys.)	\$8.00	\$8.00	\$6.00	\$6.00
Sr. Citizens and Jrs (20 and under) (Wkdys.)	\$6.00	\$6.00	\$5.00	\$5.00
Regular (Wknds. & Hol.)	\$10.00	\$10.00	\$7.00	\$7.00
Sr. Citizens and Jrs (20 and under) (Wknds. & Hol.)	\$8.00	\$8.00	N/A	N/A
Golf balls	current market price			
Club rental	\$2.00	\$2.00	\$2.00	\$2.00
<b>Adventure Golf</b>				
Adults	\$5.00	\$4.00	\$4.00	\$4.00
Sr. Citizens and children under 11	\$4.00	\$3.00	\$3.00	\$3.00
Children 3 and under	Free	Free	Free	Free
<b>Interpretive Program Fees</b>				
Family/individual programs				
Adults (minimum fee)	\$5.00	\$5.00	\$5.00	\$5.00
Children (minimum fee)	\$3.00	\$3.00	\$3.00	\$3.00
Scout Programs				
Per scout (minimum fee)	\$5.00	\$5.00	N/A	N/A
Special Events				
Adults/Children (minimum fee)	\$2.00	\$2.00	N/A	N/A
Group Programs In Park				
Per student, one program	\$3.00	\$3.00	\$3.00	\$3.00
Per student, all day program	\$6.00	\$6.00	\$6.00	\$6.00
Parents/Teachers/Chaperones	Free	Free	Free	Free
Group Programs Out of Park				
One program	\$100.00	\$100.00	\$100.00	\$100.00
Additional program, same day/same school	\$75.00	\$75.00	\$75.00	\$75.00

## Proposed 2020 Fees and Charges - Lake St. Clair

Type	2020	2019	2018	2017
<b>Building/Classroom rental</b>				
Day (2 hour minimum)	\$50/hour	\$50/hour	\$50/hour	\$50/hour
All day	\$300.00	\$300.00	\$300.00	\$300.00
Evening (2 hour minimum)	\$100.00	\$100.00	\$100.00	\$100.00
Evening after first 2 hrs (each additional hour)	\$75.00	\$75.00	\$75.00	\$75.00
<b>Out of Five County Interpretive School Programs</b>				
Group Programs In Park				
Per student, one hour program	\$4.00	\$4.00	\$4.00	\$4.00
Per student, two or more hour program	\$7.00	\$7.00	N/A	N/A
Group Program Out of Park				
One program , plus IRS mileage rate ( max. 60 mile radius from park)	\$100.00	\$100.00	N/A	N/A
Additional program, same day/same school	\$75.00	\$75.00	N/A	N/A
<b>Mobile Learning Center Special Events</b>				
One day event	\$425.00	\$425.00	N/A	N/A
Additional days (per day)	\$175.00	\$175.00	N/A	N/A
<b>Voyageur Canoe</b>				
All ages	\$5.00	\$5.00	\$5.00	\$5.00
Group rate (maximum 20 persons)	\$75/hour	\$75/hour	\$75/hour	\$75/hour
<b>Commercial Advertising Fee</b>				
2 hour minimum	\$250/hour	\$250/hour	\$150/hour	\$150/hour
<b>Picnic Shelter Reservations</b>				
Picnic shelter reservation (24'x36' - 12 tables)	\$200.00	\$200.00	\$200.00	\$200.00
Seawall shelter (30'x54' - 20 tables)	\$225.00	\$225.00	\$225.00	\$225.00
Par 3 shelter (40'x87' - 44 tables)	\$400.00	\$400.00	\$400.00	\$400.00
Pointe Gazebo (with Activity Center rental)	\$125.00	\$125.00	\$125.00	\$125.00
Pointe Gazebo	\$200.00	\$200.00	\$200.00	\$200.00
<b>Activity Center Rental</b>				
1 day (Mon - Thur)	\$600.00	\$600.00	\$600.00	\$600.00
2 days (Mon -Thur)	\$850.00	\$850.00	\$850.00	\$850.00
1 day (Fri/Sat/Sun/holidays)	\$800.00	\$800.00	\$800.00	\$800.00
<b>Event Fee (charge no less than \$350; subject to venue agreement)</b>				
1 day	\$350.00	\$350.00	\$350.00	\$350.00
2 days	\$450.00	\$450.00	\$450.00	\$450.00
<b>Miscellaneous Charges</b>				
ADA Cart Rental (\$20 deposit)	\$5/hour	N/A	N/A	N/A
Wagon Rental (\$20 deposit)	\$10/day	N/A	N/A	N/A
Equipment Rental	\$2.00	N/A	N/A	N/A

### Rate Changes in Red

*Note: Charitable and non-profit organizations may request and receive a 50 percent reduction in the above rates for building use Monday through Friday (excluding holidays). These organizations should appear on the list of Charitable Trusts published by the state of MI.*

**Proposed 2020 Fees and Charges - Wolcott Mill**

<b>Type</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>
<b>Vehicle Entry Permit</b>				
Annual	\$40.00	\$35.00	\$35.00	\$35.00
Senior Citizen	\$29.00	\$24.00	\$21.00	\$21.00
Daily	\$10.00	\$10.00	\$10.00	\$10.00
<b>Interpretive Program Fees</b>				
Family/individual programs				
Adults (minimum fee)	\$5.00	\$5.00	\$5.00	\$5.00
Children (minimum fee)	\$3.00	\$3.00	\$3.00	\$3.00
Group Programs Onsite				
Per student, one program	\$3.00	\$3.00	\$3.00	\$3.00
Per student, all day program	\$6.00	\$6.00	\$6.00	\$6.00
Group Programs Outreach				
One program (additional staff charges may apply)	\$100.00	\$100.00	\$100.00	\$100.00
Additional program, same day/same school	\$75.00	\$75.00	\$75.00	\$75.00
<b>Out of Five County Nature Center Appointments</b>				
Per person <i>(Minimum per group requirement, contact center)</i>	\$4.00	\$4.00	\$4.00	\$4.00
<b>Commercial Advertising Fee</b>				
Daily - two hour minimum <i>Photo shoots by appointment only</i>	\$250/hour	\$250/hour	\$150/hour	\$150/hour
<b>Picnic Shelter Reservations</b>				
Standard Shelter (9am - 5pm)	\$150.00	\$225.00	\$225.00	\$225.00
Gazebo (Historic Center) - <b>Includes Wedding Area</b>	\$350.00	\$150.00	\$150.00	\$150.00
Gazebo (Historic Center) - after 5pm <b>ELIMINATE</b>		<del>\$175.00</del>	<del>\$175.00</del>	<del>\$175.00</del>
<b>Event Fee (charge no less than \$350; subject to venue agreement)</b>				
1 day	\$350.00	\$350.00	\$350.00	\$350.00
2 days	\$450.00	\$450.00	\$450.00	\$450.00
<b>Camp Rotary</b>				
Activities Building - holds up to 120 people				
Monday - Thursday (9am - midnight) (9am - 9pm)	\$450.00	\$450.00	\$450.00	\$450.00
Friday, Saturday, Sunday (9am - midnight)	\$500.00	\$500.00	\$500.00	\$500.00
Pavilion	\$225.00	\$225.00	\$200.00	\$200.00
Pavilion if rented with Activities bldg.	\$100.00	\$100.00	\$100.00	\$100.00
<b>Shorian Lodge</b>				
Weekend rates (single nights available at 1/2 rate)	\$220.00	\$220.00	\$220.00	\$220.00
<b>Tent Camping (Organized Youth Groups only)</b>				
First day/night (maximum 15 campers per site)	\$25/night	\$35.00	\$35.00	\$35.00
Additional day/nights <b>ELIMINATE</b>		<del>\$15.00</del>	<del>\$15.00</del>	<del>\$15.00</del>
Groups over 15 campers must book multiple sites.				
<b>Out of Five County Interpretive School Programs</b>				
Per person (Minimum per group requirement, contact center)	\$4.00	\$4.00	\$4.00	\$4.00
<b>Farm Center Building/Classroom Rental</b>				
Day (2 hour minimum)	\$25/night	\$50/hour	\$50/hour	\$50/hour
All day (9 - 5pm)	\$250.00	\$200.00	\$200.00	\$200.00
Evening (2 hour minimum) <b>ELIMINATE</b>		<del>\$75/hour</del>	<del>\$75/hour</del>	<del>\$75/hour</del>
Evening after first 2 hrs (each additional hour)		\$60.00	\$60.00	\$60.00

**Proposed 2020 Fees and Charges - Wolcott Mill**

<b>Type</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>
<b>Hayrides</b>				
Children (2 years and under)	Free	Free	Free	Free
Children (3-12 years)	\$3.00	\$3.00	\$3.00	\$3.00
Seniors	\$3.00	\$3.00	\$3.00	\$3.00
Adults	\$5.00	\$5.00	\$5.00	\$5.00
Group Reservation (25 maximum)	\$150.00	\$150.00	\$150.00	\$150.00
<b>Historic Center</b>				
Building Rental - Mill/Warehouse				
Day (two hour minimum)				
Monday - Friday	\$50/hour	\$35/hour	\$35/hour	\$35/hour
Saturday and Sunday		\$50/hour	\$50/hour	\$50/hour
All Day (9-5pm)	\$250.00	\$200.00	\$200.00	\$200.00
Evening (two hour minimum) <b>ELIMINATE</b>		\$75/hour	\$75/hour	\$75/hour
Evening after first two hours (each additional hour)		\$60/hour	\$60/hour	\$60/hour
Riverfront Wedding Ceremony Site		\$150.00	\$150.00	\$150.00
After 5p.m.		\$175.00	\$175.00	\$175.00

**Rate Changes in Red**

**Note:** Charitable and non-profit organizations may request and receive a 50 percent reduction in the above rates for building use Monday through Friday (excluding holidays). These organizations should appear on the list of Charitable Trusts published by the state of MI.

**Proposed 2020 Fees and Charges - Stony Creek**

<b>Type</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>
<b>Vehicle Entry Permit</b>				
Annual	\$40.00	\$35.00	\$35.00	\$35.00
Senior Citizen	\$29.00	\$24.00	\$21.00	\$21.00
Daily	\$10.00	\$10.00	\$10.00	\$10.00
Joint Permit w/Oakland County Parks	\$64/\$37	\$59/\$32	\$59/\$32	\$59/\$32
<b>Boat Permit</b>				
Annual	\$35.00	\$35.00	\$35.00	\$35.00
Senior Citizen	\$24.00	\$24.00	\$21.00	\$21.00
Annual Permit / Boat Permit	\$70.00	\$70.00	\$70.00	\$70.00
Annual Permit / Boat Permit (Senior)	\$48.00	\$50.00	\$42.00	\$42.00
Daily	\$10.00	\$10.00	\$10.00	\$10.00
<b>Boat Storage</b>				
Summer	\$400.00	\$400.00	\$500.00	\$600.00
Winter	\$200.00	\$200.00	\$300.00	\$400.00
<b>Boat Rental</b>				
Rowboat 12' and 14'	\$8/hour	\$8/hour	\$7/hour	\$7/hour
Maximum	\$25.00	\$25.00	\$25.00	\$25.00
Deposit and driver's license	\$30.00	\$30.00	\$30.00	\$30.00
Canoes	\$10/hour	\$10/hour	\$8/hour	\$8/hour
Paddleboats - 4 passenger	\$15/hour	\$15/hour	\$15/hour	\$15/hour
Swan / Dragon Pedal Boat	\$17/hour	\$17/hour	\$17/hour	\$17/hour
Kayak - 1 person	\$10/hour	\$10/hour	\$8/hour	\$8/hour
Kayak - 2 person	\$15/hour	\$15/hour	\$10/hour	\$10/hour
Senior Citizen Rate (M-Th)				
Row boat maximum	\$20.00	\$20.00	\$20.00	\$20.00
Cushions and life jackets provided w/rental				
Additional cushion/life jacket rental	\$1.00	\$1.00	\$1.00	\$1.00
Additional cushion/life jacket deposit	\$5.00	\$5.00	\$5.00	\$5.00
<b>Rip Slide</b>				
Single Ride	\$2.00	\$2.00	\$2.00	\$2.00
Daily wristband (unlimited rides)	\$10.00	\$10.00	\$10.00	\$10.00
<b>Disc Golf</b>				
Daily (wristband)	\$3.00	\$3.00	\$3.00	\$3.00
Annual bag tag	\$60.00	\$60.00	\$55.00	\$55.00
Annual Senior (62 & over), Jr. (17 & under) bag tag	\$40.00	\$40.00	\$35.00	\$35.00
<b>Interpretive Program Fees</b>				
Family/individual programs				
Adults (minimum fee)	\$5.00	\$5.00	\$5.00	\$5.00
Children (minimum fee)	\$3.00	\$3.00	\$3.00	\$3.00
Scout Programs				
Per scout (minimum fee)	\$5.00	\$5.00	N/A	N/A
Special Events				
Adults/Children (minimum fee)	\$2.00	\$2.00	N/A	N/A
Group Programs In Park				
Per student, one program	\$3.00	\$3.00	\$3.00	\$3.00
Per student, all day program	\$6.00	\$6.00	\$6.00	\$6.00
Parents/Teachers/Chaperones	Free	Free	Free	Free
Group Programs Out of Park				
One program	\$100.00	\$100.00	\$100.00	\$100.00
Additional program, same day/same school	\$75.00	\$75.00	\$75.00	\$75.00

**Proposed 2020 Fees and Charges - Stony Creek**

<b>Type</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>
<b>Building/classroom rental</b>				
Day (2 hour minimum)	\$50/hour	\$50/hour	\$50/hour	\$50/hour
All day	\$300.00	\$300.00	\$300.00	\$300.00
Evening (2 hour minimum)	\$100.00	\$100.00	\$100.00	\$100.00
Evening after first 2 hrs (each additional hour)	\$75.00	\$75.00	\$75.00	\$75.00
<b>Out of Five County Interpretive School Programs</b>				
Group Programs In Park				
Per student, one hour program	\$4.00	\$4.00	\$4.00	\$4.00
Per student, two or more hour program	\$7.00	\$7.00	N/A	N/A
Group Program Out of Park				
One program , plus IRS mileage rate ( max. 60 mile radius from park)	\$100.00	\$100.00	N/A	N/A
Additional program, same day/same school	\$75.00	\$75.00	N/A	N/A
<b>Mobile Learning Center Special Events</b>				
One day event	\$425.00	\$425.00	N/A	N/A
Additional days (per day)	\$175.00	\$175.00	N/A	N/A
<b>Voyageur Canoe</b>				
All ages	\$5.00	\$5.00	\$5.00	\$5.00
Group rate (maximum 20 persons)	\$75/hour	\$75/hour	\$75/hour	\$75/hour
<b>Commercial Advertising Fee</b>				
2 hour minimum	\$250/hour	\$250/hour	\$150/hour	\$150/hour
<b>Picnic Rental</b>				
Standard shelter	\$225.00	\$225.00	\$225.00	\$225.00
Lakeside Gazebo, West Branch East, Oak Grove West	\$150.00	\$150.00	\$150.00	\$150.00
<b>Banquet Tent Rental</b>				
Fridays, Saturdays and Holidays	\$800.00	\$800.00	\$800.00	\$800.00
Weekdays and Sundays	\$700.00	\$700.00	\$700.00	\$700.00
<b>Stage Rental</b>				
Per day, in park	\$600.00	\$600.00	\$600.00	\$600.00
Per day, out of park, 1st day (up to a 25 mile distance)	\$900.00	\$900.00	\$600.00	\$600.00
Per day, out of park, add'l day (up to a 25 mile distance)	\$600.00	\$600.00	N/A	N/A
<b>Event Fee (\$350; subject to venue agreement)</b>				
1 day	\$350.00	\$350.00	\$350.00	\$350.00
2 days	\$450.00	\$450.00	\$450.00	\$450.00
<b>Family Camping Events (Open Fri - Sun only)</b>				
Per Campsite	\$25.00/night	\$25.00/night	\$25.00/night	\$25.00/night
<b>Bicycle Rental (1 hour minimum) 10-6pm daily</b>				
26" Men's/women's single speed	\$7/hour	\$7/hour	\$7/hour	\$7/hour
<b>Paddleboard Rental</b>				
Paddleboards	\$12/hour	\$12/hour	\$12/hour	\$12/hour
<b>Cross Country Ski Rental</b>				
Full Set - Adult	\$15.00	\$15.00	\$15.00	\$15.00
Full Set - Youth (under 16)	\$9.00	\$9.00	\$9.00	\$9.00
Skis	\$6.00	\$6.00	\$6.00	\$6.00
Boots	\$6.00	\$6.00	\$6.00	\$6.00
Poles	\$4.00	\$4.00	\$4.00	\$4.00

**Rate Changes in RED**

**Note:** Charitable and non-profit organizations may request and receive a 50 percent reduction in the above rates for building use Monday through Friday (excluding holidays). These organizations should appear on the list of Charitable Trusts published by the state of MI.

**Proposed 2020 Fees and Charges - Indian Springs**

<b>Type</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>
<b>Vehicle Entry Permit</b>				
Annual	\$40.00	\$35.00	\$35.00	\$35.00
Senior Citizen	\$29.00	\$24.00	\$21.00	\$21.00
Daily	\$10.00	\$10.00	\$10.00	\$10.00
Joint Permit w/Oakland County Parks	\$64/\$37	\$59/\$32	\$59/\$32	\$59/\$32
<b>Interpretive Program Fees</b>				
Family/individual programs				
Adults (minimum fee)	\$5.00	\$5.00	\$5.00	\$5.00
Children (minimum fee)	\$3.00	\$3.00	\$3.00	\$3.00
Scout Programs				
Per scout (minimum fee)	\$5.00	\$5.00	N/A	N/A
Special Events				
Adults/Children (minimum fee)	\$2.00	\$2.00	N/A	N/A
Group Programs In Park				
Per student, one program	\$3.00	\$3.00	\$3.00	\$3.00
Per student, all day program	\$6.00	\$6.00	\$6.00	\$6.00
Parents/Teachers/Chaperones	Free	Free	Free	Free
Group Programs Out of Park				
One program	\$100.00	\$100.00	\$100.00	\$100.00
Additional program, same day/same school	\$75.00	\$75.00	\$75.00	\$75.00
<b>Out of Five County Interpretive School Programs</b>				
Group Programs In Park				
Per student, one hour program	\$4.00	\$4.00	\$4.00	\$4.00
Per student, two or more hour program	\$7.00	\$7.00	N/A	N/A
Group Program Out of Park				
One program , plus IRS mileage rate ( max. 60 mile radius from park)	\$100.00	\$100.00	N/A	N/A
Additional program, same day/same school	\$75.00	\$75.00	N/A	N/A
<b>Mobile Learning Center Special Events</b>				
One day event	\$425.00	\$425.00	N/A	N/A
Additional days (per day)	\$175.00	\$175.00	N/A	N/A
<b>Commercial Advertising Fee</b>				
2 hour minimum	\$250/hour	\$250/hour	\$150/hour	\$150/hour
<b>Picnic Shelter Reservation</b>				
Standard Shelter	\$200.00	\$200.00	\$200.00	\$200.00
Spray n' Play Shade Structure	\$75.00	\$75.00	\$50.00	\$75.00
<b>Event Fee (charge no less than \$350; subject to venue agreement)</b>				
1 day	\$350.00	\$350.00	\$350.00	\$350.00
2 days	\$450.00	\$450.00	\$450.00	\$450.00
<b>Building/Classroom Rental</b>				
Day (2 hour minimum)	\$50/hour	\$50/hour	\$50/hour	\$50/hour
All day	\$300.00	\$300.00	\$300.00	\$300.00
Evening (2 hour minimum)	\$100.00	\$100.00	\$100.00	\$100.00
Evening after first 2 hrs (each additional hour)	\$75.00	\$75.00	\$75.00	\$75.00
<b>Environmental Discovery Center Events Room Rental Non-Wedding</b>				
<i>April - October (per day)</i>				
Friday, Saturday and holidays	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
Sunday - Thursday	\$800.00	\$800.00	\$800.00	\$800.00
<i>November - March (per day)</i>				
Friday, Saturday and holidays	\$900.00	\$900.00	\$900.00	\$900.00
Sunday - Thursday	\$700.00	\$700.00	\$700.00	\$700.00

**Proposed 2020 Fees and Charges - Indian Springs**

<b>Type</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>
<b>Environmental Discovery Center Events Room Rental Wedding Packages</b>				
<i>April - October (per day)</i>				
Ceremony & Reception Package				
Friday, Saturdays and Holidays	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
Sunday - Thursday	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
Reception Only Package				
Friday, Saturdays and Holidays	\$1,700.00	\$1,700.00	\$1,700.00	\$1,700.00
Sunday - Thursday	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00
<i>November - March (per day)</i>				
Reception Only Package				
Friday, Saturdays and Holidays	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
Sunday - Thursday	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00

**Rate Changes in RED**

**Note:** Charitable and non-profit organizations may request and receive a 50 percent reduction in the above rates for building use Monday through Friday (excluding holidays). These organizations should appear on the list of Charitable Trusts published by the state of MI.

**Proposed 2020 Fees and Charges - Kensington**

<b>Type</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>
<b>Vehicle Entry Permit</b>				
Annual	\$40.00	\$35.00	\$35.00	\$35.00
Senior Citizen	\$29.00	\$24.00	\$21.00	\$21.00
Daily	\$10.00	\$10.00	\$10.00	\$10.00
Joint Permit w/Oakland County Parks	\$64/\$37	\$59/\$32	\$59/\$32	\$59/\$32
<b>Boat Permit</b>				
Annual	\$35.00	\$35.00	\$35.00	\$35.00
Senior Citizen	\$24.00	\$24.00	\$21.00	\$21.00
Annual Permit / Boat Permit	\$70.00	\$70.00	\$70.00	\$70.00
Annual Permit / Boat Permit (Senior)	\$48.00	\$48.00	\$42.00	\$42.00
Daily	\$10.00	\$10.00	\$10.00	\$10.00
<b>Boat Rental</b>				
Rowboat 12' and 14'	\$8/hour	\$8/hour	\$7/hour	\$7/hour
Maximum	\$25.00	\$25.00	\$25.00	\$25.00
Canoes	\$10/hour	\$10/hour	\$8/hour	\$8/hour
Paddleboats - 4 passenger	\$15/hour	\$15/hour	\$15/hour	\$15/hour
Swan / Dragon Pedal Boat	\$17/hour	\$17/hour	\$17/hour	\$17/hour
Kayak - 1 person	\$10/hour	\$10/hour	\$9/hour	\$8/hour
Kayak - 2 person	\$15/hour	\$15/hour	\$12/hour	\$10/hour
Senior Citizen Rate (M-Th)				
Row boat maximum	\$20.00	\$20.00	\$20.00	\$20.00
Cushions and life jackets provided w/rental				
Additional cushion/life jacket rental	\$1.00	\$1.00	\$1.00	\$1.00
Additional cushion/life jacket deposit	\$5.00	\$5.00	\$5.00	\$5.00
Paddleboards	\$15/hour	\$15/hour	\$12/hour	\$12/hour
<b>Boat Dockage</b>				
Class A (78-96" width - length up to 24')	\$800.00	\$800.00	\$800.00	\$800.00
Class B (66-77" width - length up to 20')	\$725.00	\$725.00	\$725.00	\$725.00
<b>Group Campsite - Overnight (Youth Groups Only)</b>				
Permit (per troop, 1st night)	\$35.00	\$35.00	\$40.00	\$40.00
Permit (per troop, addl. nights)	\$15.00	\$15.00	N/A	N/A
Camporees/Jamborees - per troop/group	\$40.00	\$40.00	\$40.00	\$40.00
Rack of Wood (approx. 3' x 3' x14")	\$25.00	\$25.00	\$15.00	\$15.00
<b>Canoe Campsite - Overnight</b>				
Per Canoe (up to 5)	\$5.00	\$5.00	\$5.00	\$5.00
<b>Excursion Boat - Island Queen</b>				
Adults - per person	\$6.00	\$6.00	\$6.00	\$6.00
Children ages 3-12, Senior Citizens - per person	\$4.00	\$4.00	\$4.00	\$4.00
Children 2 years and under	Free	Free	Free	Free
Charter - morning or evening	\$100/hr	\$100/hr	\$100/hr	\$100/hr
<b>Disc Golf Course</b>				
Daily (wristband)	\$3.00	\$3.00	\$3.00	\$3.00
Annual bag tag	\$60.00	\$60.00	\$55.00	\$55.00
Annual Senior (62 & over) and Jr. (17 & under) bag tag	\$40.00	\$40.00	\$35.00	\$35.00
Deposit for disc rental	\$10.00	\$10.00	\$10.00	\$10.00

**Proposed 2020 Fees and Charges - Kensington**

<b>Type</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>
<b>Interpretive Program Fees</b>				
Family/individual programs				
Adults (minimum fee)	\$5.00	\$5.00	\$5.00	\$5.00
Children (minimum fee)	\$3.00	\$3.00	\$3.00	\$3.00
Scout Programs				
Per scout (minimum fee)	\$5.00	\$5.00	N/A	N/A
Special Events				
Adults/Children (minimum fee)	\$2.00	\$2.00	N/A	N/A
Group Programs In Park				
Per student, one program	\$3.00	\$3.00	\$3.00	\$3.00
Per student, all day program	\$6.00	\$6.00	\$6.00	\$6.00
Parents/Teachers/Chaperones	Free	Free	Free	Free
Group Programs Out of Park				
One program	\$100.00	\$100.00	\$100.00	\$100.00
Additional program, same day/same school	\$75.00	\$75.00	\$75.00	\$75.00
<b>Building/Classroom Rental</b>				
Day (2 hour minimum)	\$50/hour	\$50/hour	\$50/hour	\$50/hour
All day	\$300.00	\$300.00	\$300.00	\$300.00
Evening (2 hour minimum)	\$100.00	\$100.00	\$100.00	\$100.00
Evening after first 2 hrs (each additional hour)	\$75.00	\$75.00	\$75.00	\$75.00
<b>Out of Five County Interpretive School Programs</b>				
Group Programs In Park				
Per student, one hour program	\$4.00	\$4.00	\$4.00	\$4.00
Per student, two or more hour program	\$7.00	\$7.00	N/A	N/A
Group Program Out of Park				
One program , plus IRS mileage rate ( max. 60 mile radius from park)	\$100.00	\$100.00	N/A	N/A
Additional program, same day/same school	\$75.00	\$75.00	N/A	N/A
<b>Mobile Learning Center Special Events</b>				
One day event	\$425.00	\$425.00	N/A	N/A
Additional days (per day)	\$175.00	\$175.00	N/A	N/A
<b>Cross Country Ski Rental (tax included)</b>				
Full Set 1/2 Day Adult	\$15.00	\$15.00	\$15.00	\$15.00
Full Set 1/2 Day Youth (under 16)	\$9.00	\$9.00	\$9.00	\$9.00
Skis only	\$6.00	\$6.00	\$6.00	\$6.00
Boots only	\$6.00	\$6.00	\$6.00	\$6.00
Poles only	\$4.00	\$4.00	\$4.00	\$4.00
<b>Hayrides / Sleigh rides (Noon - 4pm Sat &amp; Sun)</b>				
Children 2 years and under	Free	Free	Free	Free
Children 3-12 years	\$3.00	\$3.00	\$3.00	\$3.00
Seniors	\$3.00	\$3.00	\$3.00	\$3.00
Adults (per person)	\$5.00	\$5.00	\$5.00	\$5.00
Reservations (5 - 9pm)				
Rates	\$150/hour	\$150/hour	\$150/hour	\$150/hour
2-Hour Rate	\$250.00	\$250.00	\$250.00	\$250.00
Bonfire	\$50.00	\$50.00	\$50.00	\$50.00
Day Charter Reservations (10am - 4pm)	\$50	\$50	\$50	\$50
Groups (1/2 hour by appointment)				

**Proposed 2020 Fees and Charges - Kensington**

<b>Type</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>
<b>Commercial Advertising Fee</b>				
2 hour minimum	\$250/hour	\$250/hour	\$150/hour	\$150/hour
<b>Picnic Shelter Reservation</b>				
Fee	\$225.00	\$225.00	\$225.00	\$225.00
<b>Stage Rental</b>				
Per day, in park	\$600.00	\$600.00	\$600.00	\$600.00
Per day, out of park, 1st day (up to a 25 mile distance)	\$900.00	\$900.00	\$600.00	\$600.00
Per day, out of park, add'l day (up to a 25 mile distance)	\$600.00	\$600.00	N/A	N/A
<b>Splash N' Blast (Family Aquatic Center)</b>				
42" and taller	\$7.00	\$7.00	\$6.00	\$6.00
Under 42"	\$6.00	\$6.00	\$5.00	\$5.00
Under 30"	Free	Free	Free	Free
<b>Twilight (After 5pm)</b>				
42" and taller	\$6.00	\$6.00	\$5.00	\$5.00
under 42"	\$5.00	\$5.00	\$4.00	\$4.00
<b>Before and After Hours (10-11am, 7-8pm)</b>				
Group rates for groups of 75 or less	\$200/hour	\$200/hour	\$200/hour	\$200/hour
Group rates for more than 75 (additional fee per person)	\$4.00	\$4.00	\$4.00	\$4.00
<b>Event Fee (charge no less than \$350; subject to venue agreement)</b>				
1 day	\$350.00	\$350.00	\$350.00	\$350.00
2 days	\$450.00	\$450.00	\$450.00	\$450.00

**Rate Changes in RED**

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**Proposed 2020 Fees and Charges - Huron Meadows**

<b>Type</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>
<b>Vehicle Entry Permit</b>				
Annual	\$40.00	\$35.00	\$35.00	\$35.00
Senior Citizen	\$29.00	\$24.00	\$21.00	\$21.00
Daily	\$10.00	\$10.00	\$10.00	\$10.00
<b>Cross Country Ski Rental (tax included)</b>				
Full Set - Adult	\$15.00	\$15.00	\$15.00	\$15.00
Full Set - Youth (under 16)	\$9.00	\$9.00	\$9.00	\$9.00
Skis	\$6.00	\$6.00	\$6.00	\$6.00
Boots	\$6.00	\$6.00	\$6.00	\$6.00
Poles	\$4.00	\$4.00	\$4.00	\$4.00
<b>Commercial Advertising Fee</b>				
2 hour minimum	\$250/hour	\$250/hour	\$150/hour	\$150/hour
<b>Picnic Shelter Reservation</b>				
Fee	\$200.00	\$200.00	\$200.00	\$200.00

**Rate Changes in RED**

**Note:** Charitable and non-profit organizations may request and receive a 50 percent reduction in the above rates for building use Monday through Friday (excluding holidays). These organizations should appear on the list of Charitable Trusts published by the state of MI.

**Proposed 2020 Fees and Charges - Hudson Mills**

<b>Type</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>
<b>Vehicle Entry Permit</b>				
Annual	\$40.00	\$35.00	\$35.00	\$35.00
Senior Citizen	\$29.00	\$24.00	\$21.00	\$21.00
Daily	\$10.00	\$10.00	\$10.00	\$10.00
<b>Group Campsite - Overnight (Youth Groups Only)</b>				
Permit (per troop, 1st night)	\$35.00	\$35.00	\$40.00	\$40.00
Permit (per troop, addl. nights)	\$15.00	\$15.00	N/A	N/A
Camporees/Jamborees - per troop/group	\$40.00	\$40.00	\$40.00	\$40.00
Rack of Wood (approx. 3' x 3' x14")	\$25.00	\$25.00	\$15.00	\$15.00
<b>Canoe Campsite - Overnight</b>				
Per Canoe (up to 5)	\$5.00	\$5.00	\$5.00	\$5.00
<b>Disc Golf Course</b>				
Daily (wristband)	\$3.00	\$3.00	\$3.00	\$3.00
Annual bag tag	\$60.00	\$60.00	\$55.00	\$55.00
Annual Senior (62 & over) and Jr. (17 & under) bag tag	\$40.00	\$40.00	\$35.00	\$35.00
Deposit for disc rental	\$10.00	\$10.00	\$10.00	\$10.00
<b>Interpretive Program Fees</b>				
Family/individual programs				
Adults (minimum fee)	\$5.00	\$5.00	\$5.00	\$5.00
Children (minimum fee)	\$3.00	\$3.00	\$3.00	\$3.00
Scout Programs				
Per scout (minimum fee)	\$5.00	\$5.00	N/A	N/A
Special Events				
Adults/Children (minimum fee)	\$2.00	\$2.00	N/A	N/A
Group Programs In Park				
Per student, one program	\$3.00	\$3.00	\$3.00	\$3.00
Per student, all day program	\$6.00	\$6.00	\$6.00	\$6.00
Parents/Teachers/Chaperones	Free	Free	Free	Free
Group Programs Out of Park				
One program	\$100.00	\$100.00	\$100.00	\$100.00
Additional program, same day/same school	\$75.00	\$75.00	\$75.00	\$75.00
<b>Building/Classroom Rental</b>				
Day (2 hour minimum)	\$50/hour	\$50/hour	\$50/hour	\$50/hour
All day	\$300.00	\$300.00	\$300.00	\$300.00
Evening (2 hour minimum)	\$100.00	\$100.00	\$100.00	\$100.00
Evening after first 2 hrs (each additional hour)	\$75.00	\$75.00	\$75.00	\$75.00
<b>Out of Five County Interpretive School Programs</b>				
Group Programs In Park				
Per student, one hour program	\$4.00	\$4.00	\$4.00	\$4.00
Per student, two or more hour program	\$7.00	\$7.00	N/A	N/A
Group Program Out of Park				
One program , plus IRS mileage rate ( max. 60 mile radius from park)	\$100.00	\$100.00	N/A	N/A
Additional program, same day/same school	\$75.00	\$75.00	N/A	N/A
<b>Mobile Learning Center Special Events</b>				
One day event	\$425.00	\$425.00	N/A	N/A
Additional days (per day)	\$175.00	\$175.00	N/A	N/A

**Proposed 2020 Fees and Charges - Hudson Mills**

<b>Type</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>
<b>Commercial Advertising Fee</b>				
2 hour minimum	\$250/hour	\$250/hour	\$150/hour	\$150/hour
<b>Picnic Shelter Reservation</b>				
Fee	\$200.00	\$200.00	\$200.00	\$200.00
<b>Cross Country Ski Rental (tax included)</b>				
Full Set - Adult	\$15.00	\$15.00	\$15.00	\$15.00
Full Set - Youth (under 16)	\$9.00	\$9.00	\$9.00	\$9.00
Skis	\$6.00	\$6.00	\$6.00	\$6.00
Boots	\$6.00	\$6.00	\$6.00	\$6.00
Poles	\$4.00	\$4.00	\$4.00	\$4.00
<b>Event Fee (charge no less than \$350; subject to venue agreement)</b>				
1 day	\$350.00	\$350.00	\$350.00	\$350.00
2 days	\$450.00	\$450.00	\$450.00	\$450.00

**Rate Changes in RED**

**Note:** Charitable and non-profit organizations may request and receive a 50 percent reduction in the above rates for building use Monday through Friday (excluding holidays). These organizations should appear on the list of Charitable Trusts published by the state of MI.

**Proposed 2020 Fees and Charges - Dexter-Huron & Delhi**

**Dexter-Huron**

Type	2020	2019	2018	2017
<b>Vehicle Entry Permit</b>				
Annual	\$40.00	\$35.00	\$35.00	\$35.00
Senior Citizen	\$29.00	\$24.00	\$21.00	\$21.00
Daily	\$10.00	\$10.00	\$10.00	\$10.00
<b>Picnic Shelter Reservation</b>				
Fee	\$200.00	\$200.00	\$200.00	\$200.00

**Delhi**

<b>Vehicle Entry Permit</b>				
Annual	\$40.00	\$35.00	\$35.00	\$35.00
Senior Citizen	\$29.00	\$24.00	\$21.00	\$21.00
Daily	\$10.00	\$10.00	\$10.00	\$10.00
<b>Picnic Shelter Reservation</b>				
Fee	\$200.00	\$200.00	\$200.00	\$200.00
<b>Canoe Rental (Lease Operation)</b>				
Hudson Mills to Delhi (eight miles)	Per Contract	Per Contract	Per Contract	\$40.00
Dexter-Huron to Delhi (three miles)	Per Contract	Per Contract	Per Contract	\$25.00
Deposit	Per Contract	Per Contract	Per Contract	\$20.00
Premium canoe (extra charge)	Per Contract	Per Contract	Per Contract	\$5.00
Two-day overnight from Huron Meadows to Hudson Mills to Delhi	Per Contract	Per Contract	Per Contract	\$40.00
Third adult in canoe	Additional fee 50% of normal rate			
<b>Kayak Rental (Lease Operation)</b>				
Hudson Mills to Delhi (8 miles)	Per Contract	Per Contract	Per Contract	\$32.00
Dexter-Huron to Delhi (3 miles)	Per Contract	Per Contract	Per Contract	\$25.00
Deposit	Per Contract	Per Contract	Per Contract	\$20.00

**Rate Changes in RED**

*Price determined by vendor.*

**Note:** Charitable and non-profit organizations may request and receive a 50 percent reduction in the above rates for building use Monday through Friday (excluding holidays). These organizations should appear on the list of Charitable Trusts published by the state of MI.

**Proposed 2020 Fees and Charges - Lower Huron**

<b>Type</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>
<b>Vehicle Entry Permit</b>				
Annual	\$40.00	\$35.00	\$35.00	\$35.00
Senior Citizen	\$29.00	\$24.00	\$21.00	\$21.00
Daily	\$10.00	\$10.00	\$10.00	\$10.00
<b>Commercial Advertising Fee</b>				
2 hour minimum	\$250/hour	\$250/hour	\$150/hour	\$150/hour
<b>Picnic Shelter Reservations</b>				
Tier 1 (seats up to 100)				
Ellwoods East	\$200.00	\$200.00	\$200.00	\$200.00
Ellwoods West	\$200.00	\$200.00	\$200.00	\$200.00
Sycamore Bend	\$200.00	\$200.00	\$200.00	\$200.00
Tulip Tree	\$200.00	\$200.00	\$200.00	\$200.00
Woods Creek North	\$200.00	\$200.00	\$200.00	\$200.00
Tier 2 (seats up to 200)				
Foxwoods	\$250.00	\$250.00	\$250.00	\$250.00
Hawthorne Glade North	\$250.00	\$250.00	\$250.00	\$250.00
Hawthorne Glade South	\$250.00	\$250.00	\$250.00	\$250.00
Woods Creek South	\$250.00	\$250.00	\$250.00	\$250.00
Turtle Cove Picnic Corrals (per day)	\$25.00	\$25.00	\$25.00	\$25.00
<b>Event Fee (charge no less than \$350; subject to venue agreement)</b>				
1 day	\$350.00	\$350.00	\$350.00	\$350.00
2 days	\$450.00	\$450.00	\$450.00	\$450.00
<b>Rustic Camping - Overnight</b>				
Per Campsite (per night)	\$25.00	\$25.00	\$25.00	\$25.00
<b>Group Campsite - Overnight</b>				
Permit (per troop, 1st night)	\$35.00	\$35.00	\$30.00	\$30.00
Permit (per troop, addl. nights)	\$15.00	\$15.00	N/A	N/A
Camporees/Jamborees - per troop/group	\$40.00	\$40.00	\$30.00	\$30.00
Rack of Wood (approx. 3' x 3' x14")	\$25.00	\$25.00	\$25.00	\$25.00
<b>Turtle Cove Aquatic Center</b>				
48" and taller, Wknd.	\$12.00	\$12.00	\$10.00	\$10.00
Under 48", Wknd.	\$10.00	\$10.00	\$8.00	\$8.00
Twilight, Wknd. (after 6pm, for 2 hours)	\$8.00	\$8.00	\$7.00	\$7.00
48" and taller, Wkdy.	\$11.00	\$11.00	\$10.00	\$10.00
Under 48", Wkdy.	\$9.00	\$9.00	\$8.00	\$8.00
Twilight, Wkdy. (after 5pm, for 2 hours)	\$8.00	\$8.00	\$7.00	\$7.00
Youth group rate per person (20 minimum, M-F only)	\$7.00	\$7.00	\$6.00	\$6.00
Coin operated lockers	\$0.50	\$0.50	\$0.50	\$0.50

**Rate Changes in RED**

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**Proposed 2020 Fees and Charges - Willow**

Type	2020	2019	2018	2017
<b>Vehicle Entry Permit</b>				
Annual	\$40.00	\$35.00	\$35.00	\$35.00
Senior Citizen	\$29.00	\$24.00	\$21.00	\$21.00
Daily	\$10.00	\$10.00	\$10.00	\$10.00
<b>Swimming Pool</b>				
All ages (includes use of bath house)	\$4.00	\$4.00	\$4.00	\$4.00
Twilight (after 5pm)	\$3.00	\$3.00	\$3.00	\$3.00
Children under 30" tall	Free	Free	Free	Free
Youth group rate (per person, 20 min., M-F only)	\$3.00	\$3.00	\$3.00	\$3.00
Coin-operated lockers	\$0.50	\$0.50	\$0.50	\$0.50
<b>Picnic Shelter Reservation</b>				
Tier 1 (seats up to 100)				
Big Bend North	\$200.00	\$200.00	\$200.00	\$200.00
Chestnut North	\$200.00	\$200.00	\$200.00	\$200.00
Chestnut South	\$200.00	\$200.00	\$200.00	\$200.00
Fox Meadows North	\$200.00	\$200.00	\$200.00	\$200.00
Washago Pond	\$200.00	\$200.00	\$200.00	\$200.00
Tier 2 (seats up to 200)				
Flintwoods	\$250.00	\$250.00	\$250.00	\$250.00
<b>Bicycle Rental (weekend / holidays only, one-hour min.)</b>				
20" or 26" single speed	\$7/hour	\$7/hour	\$7/hour	\$7/hour
Tandem	\$8/hour	\$8/hour	\$8/hour	\$8/hour
Driver's license and deposit	\$10.00	\$10.00	\$10.00	\$10.00
Maximum deposit (two or more bikes; same family)	\$20.00	\$20.00	\$20.00	\$20.00
<b>Boat Rentals</b>				
Row Boats	\$5/hour	\$5/hour	\$5/hour	\$5/hour
Pedal Boats	\$10/hour	\$10/hour	\$10/hour	\$10/hour
Character Boats	\$17/hour	\$17/hour	\$17/hour	\$17/hour

**Rate Changes in RED**

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**Proposed 2020 Fees and Charges - Oakwoods**

<b>Type</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>
<b>Vehicle Entry Permit</b>				
Annual	\$40.00	\$35.00	\$35.00	\$35.00
Senior Citizen	\$29.00	\$24.00	\$21.00	\$21.00
Daily	\$10.00	\$10.00	\$10.00	\$10.00
<b>Interpretive Program Fees</b>				
Family/individual programs				
Adults (minimum fee)	\$5.00	\$5.00	\$5.00	\$5.00
Children (minimum fee)	\$3.00	\$3.00	\$3.00	\$3.00
Scout Programs				
Per scout (minimum fee)	\$5.00	\$5.00	N/A	N/A
Special Events				
Adults/Children (minimum fee)	\$2.00	\$2.00	N/A	N/A
Group Programs In Park				
Per student, one program	\$3.00	\$3.00	\$3.00	\$3.00
Per student, all day program	\$6.00	\$6.00	\$6.00	\$6.00
Parents/Teachers/Chaperones	Free	Free	Free	Free
Group Programs Out of Park				
One program	\$100.00	\$100.00	\$100.00	\$100.00
Additional program, same day/same school	\$75.00	\$75.00	\$75.00	\$75.00
<b>Building/Classroom Rental</b>				
Day (2 hour minimum)	\$50/hour	\$50/hour	\$50/hour	\$50/hour
All day	\$300.00	\$300.00	\$300.00	\$300.00
Evening (2 hour minimum)	\$100.00	\$100.00	\$100.00	\$100.00
Evening after first 2 hrs (each additional hour)	\$75.00	\$75.00	\$75.00	\$75.00
<b>Out of Five County Interpretive School Programs</b>				
Group Programs In Park				
Per student, one hour program	\$4.00	\$4.00	\$4.00	\$4.00
Per student, two or more hour program	\$7.00	\$7.00	N/A	N/A
Group Program Out of Park				
One program , plus IRS mileage rate ( max. 60 mile radius from park)	\$100.00	\$100.00	N/A	N/A
Additional program, same day/same school	\$75.00	\$75.00	N/A	N/A
<b>Mobile Learning Center Special Events</b>				
One day event	\$425.00	\$425.00	N/A	N/A
Additional days (per day)	\$175.00	\$175.00	N/A	N/A
<b>Voyageur Canoe</b>				
All ages	\$5.00	\$5.00	\$5.00	\$5.00
Group rate (maximum 20 persons)	\$75/hour	\$75/hour	\$75/hour	\$75/hour

**Rate Changes in RED**

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**Proposed 2020 Fees and Charges - Lake Erie**

<b>Type</b>	<b>2020</b>	<b>2019</b>	<b>2018</b>	<b>2017</b>
<b>Vehicle Entry Permit</b>				
Annual	\$40.00	\$35.00	\$35.00	\$35.00
Senior Citizen	\$29.00	\$24.00	\$21.00	\$21.00
Daily	\$10.00	\$10.00	\$10.00	\$10.00
<b>Boat Permit</b>				
Annual	\$35.00	\$35.00	\$35.00	\$35.00
Senior Citizen	\$24.00	\$24.00	\$21.00	\$21.00
Annual Permit / Boat Permit	\$70.00	\$70.00	\$70.00	\$70.00
Annual Permit / Boat Permit (Senior)	\$48.00	\$48.00	\$42.00	\$42.00
Daily	\$10.00	\$10.00	\$10.00	\$10.00
<b>Marina Transient Weekly</b>				
25-Foot	\$56.00	\$56.00	\$56.00	\$56.00
30-Foot	\$66.00	\$66.00	\$66.00	\$66.00
35-Foot	\$76.00	\$76.00	\$76.00	\$76.00
40-Foot	\$81.00	\$81.00	\$81.00	\$81.00
<b>Marina Transient Daily (24 hours)</b>				
All boat lengths	\$30.00	\$30.00	\$30.00	\$30.00
<b>Marina Miscellaneous</b>				
Summer daily yard storage	\$5.00	\$5.00	\$5.00	\$5.00
Daily yard storage during repair (per day)	\$5.00	\$5.00	\$5.00	\$5.00
Trailer storage (weekly transient)				
Slip holders (weekly rate)	\$10.00	\$10.00	\$10.00	\$10.00
Summer dry storage (May 1 - Oct 31) w/ramp use	\$400.00	\$400.00	\$400.00	\$400.00
Pump-out holding tank	\$6.00	\$6.00	\$6.00	\$6.00
<b>Boat Storage</b>				
Summer	\$500.00	\$500.00	\$500.00	\$600.00
Winter	\$300.00	\$300.00	\$300.00	\$400.00
Mini-summer dry boat storage	\$275.00	\$275.00	\$275.00	
Boat launch (flat rate)	\$300.00	\$300.00	\$300.00	\$300.00
<b>Wave Pool</b>				
Children (15 years and under) and Seniors	\$6.00	\$6.00	\$6.00	\$6.00
Adults	\$8.00	\$8.00	\$8.00	\$8.00
Children (under 30" in height)				
Twilight rate (after 5pm)	\$5.00	\$5.00	\$5.00	\$5.00
Raft rental (included in price)	Free	Free	Free	Free
Coin operated lockers	\$0.50	\$0.50	\$0.50	\$0.50
Organized youth group (20 person minimum)				
Weekdays only	\$4.00	\$4.00	\$4.00	\$4.00
<b>Commercial Advertising Fee</b>				
2 hour minimum	\$250/hour	\$250/hour	\$150/hour	\$150/hour
<b>Picnic Shelter Reservation</b>				
Tier 1 (seats up to 100)				
American Lotus	\$200.00	\$200.00	\$200.00	\$200.00
Muskrat	\$200.00	\$200.00	\$200.00	\$200.00
Cattail	\$200.00	\$200.00	\$200.00	\$200.00
Tier 3 (seats up to 300)				
Blue Heron	\$300.00	\$300.00	\$300.00	\$300.00

## Proposed 2020 Fees and Charges - Lake Erie

Type	2020	2019	2018	2017
<b>Interpretive Program Fees</b>				
Family/individual programs				
Adults (minimum fee)	\$5.00	\$5.00	\$5.00	\$5.00
Children (minimum fee)	\$3.00	\$3.00	\$3.00	\$3.00
Scout Programs				
Per scout (minimum fee)	\$5.00	\$5.00	N/A	N/A
Special Events				
Adults/Children (minimum fee)	\$2.00	\$2.00	N/A	N/A
Group Programs In Park				
Per student, one program	\$3.00	\$3.00	\$3.00	\$3.00
Per student, all day program	\$6.00	\$6.00	\$6.00	\$6.00
Parents/Teachers/Chaperones	Free	Free	Free	Free
Group Programs Out of Park				
One program	\$100.00	\$100.00	\$100.00	\$100.00
Additional program, same day/same school	\$75.00	\$75.00	\$75.00	\$75.00
<b>Building/Classroom Rental</b>				
Day (2 hour minimum)	\$50/hour	\$50/hour	\$50/hour	\$50/hour
All day	\$300.00	\$300.00	\$300.00	\$300.00
Evening (2 hour minimum)	\$100.00	\$100.00	\$100.00	\$100.00
Evening after first 2 hrs (each additional hour)	\$75.00	\$75.00	\$75.00	\$75.00
<b>Out of Five County Interpretive School Programs</b>				
Group Programs In Park				
Per student, one hour program	\$4.00	\$4.00	\$4.00	\$4.00
Per student, two or more hour program	\$7.00	\$7.00	N/A	N/A
Group Program Out of Park				
One program , plus IRS mileage rate ( max. 60 mile radius from park)	\$100.00	\$100.00	N/A	N/A
Additional program, same day/same school	\$75.00	\$75.00	N/A	N/A
<b>Event Fee (charge no less than \$350; subject to venue agreement)</b>				
1 day	\$350.00	\$350.00	\$350.00	\$350.00
2 days	\$450.00	\$450.00	\$450.00	\$450.00

### Rate Changes in RED

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## HURON-CLINTON METROPOLITAN AUTHORITY

To: Board of Commissioners  
 From: Randy Rossman, Chief of Human Resources and Labor Relations  
 Subject: Approval – Use of Blue Cross Blue Shield Rate Stabilization Surplus  
 Date: September 5, 2019

### **Action Requested: Motion Approve**

That the Board of Commissioners' approve the use of a portion of Fund Balance Committed for Rate Stabilization to be paid in January 2020 to full-time employees enrolled in the Metroparks High Deductible Health Plan, for either \$1,000 for single coverage or \$2,000 for two-person/family coverage, in accordance with the Board of Commissioners previous actions as recommended by Chief of Human Resources and Labor Relations Randy Rossman and staff.

**Fiscal Impact:** The 2020 fringe benefit rate includes funding for this payment in the amount of \$290,000. If the 2020 BCBS renewal rates are 8 percent or higher, this request will be revisited.

**Background:** Each year our medical/prescription insurance carrier, Blue Cross Blue Shield of Michigan (BCBSM), reviews our current claims and the current claim trends for groups of similar size. This results in development of a Rate Stabilization Reserve Account, which is used as a cushion for large claims.

In 2019, the BCBSM annual review resulted in a surplus in the Rate Stabilization Reserve Account, which the Metroparks chose to receive as a refund in the amount of \$395,675. It has been the recent practice for the Board to approve committing these funds for future rate stabilization into the Fund Balance Committed for Rate Stabilization. The addition of the 2019 refund will increase the Fund Balance Committed for Rate Stabilization balance to \$1,178,850.

In June of 2015, the Board approved utilizing a portion of the rate-stabilization funds to mitigate the impact of the high deductible plan on employees, where financially feasible.

The Board approved the use of funds from the rate stabilization fund in 2016, 2017 and 2018 in the amount of \$700 for single coverage and \$1,400 for two-person/family coverage for each year respectively. In 2019, the amount was increased to \$1,000 for single and \$2,000 for two-person/family coverage.

The 2020 BCBSM renewal rates are anticipated to be favorable and it will not be necessary to use the rate stabilization to mitigate premium costs. The Metroparks has received another significant refund of surplus rate stabilization funds and staff is requesting to make another payment to employees in January 2020. Staff anticipates this payment will bring the Fund Balance Committed for Rate Stabilization balance to \$888,850.

**HURON-CLINTON METROPOLITAN AUTHORITY**

To: Board of Commissioners  
From: Randy Rossman, Chief of Human Resources and Labor Relations  
Subject: Approval – Part-time and Seasonal Wage Increases  
Date: September 5, 2019

**Action Requested: Motion to Approve**

That the Board of Commissioners' accept the proposal to increase the part-time and seasonal employee wage scale by 3 percent, which corresponds with the scheduled increase for full-time employees as determined by the full-time employee collective bargaining agreements as recommended by Chief of Human Resources and Labor Relations Randy Rossman and staff.

**Fiscal Impact:** The wage increase will be incorporated into the 2020 annual budget.

**Background:** In 2015, the Board approved a program for pay increases to part-time and seasonal wages. Prior to 2015, the part-time and seasonal wages were unchanged from 2008 through 2014. This created a compressed wage scale causing the Metroparks to become uncompetitive in attracting qualified employees.

The program began by decompressing the wage scales and allowing wage increases each year. The increases were to be based on the percentage increase to the Michigan minimum wage and/or the increases established by the Metroparks full-time employee collective bargaining agreements, whichever was higher.

The proposed 2020 wage scale increase is anticipated to equal or exceed any minimum wage increase as directed by the state of Michigan and will maintain position equity throughout the part-time and seasonal wage scale.

Staff believes that the approval and implementation of the proposed wage scale increase will enhance Metroparks recruitment and retention of qualified part-time and seasonal employees and prevent wage compression. Additionally, with the very competitive labor market, this recommendation will provide a stable and reliable workforce that is beneficial to patrons and supporters of the Metroparks.

**HURON-CLINTON METROPOLITAN AUTHORITY**

To: Board of Commissioners  
From: Randy Rossman, Chief of Human Resources and Labor Relations  
Subject: Approval – Executive Wage Scale  
Date: September 5, 2019

**Action Requested: Motion to Approve**

That the Board of Commissioners' accept the proposal to establish executive wage scales for positions not covered by a collective bargaining agreement as recommended by Chief of Human Resources and Labor Relations Randy Rossman and staff.

**Fiscal Impact:** \$12,538, incorporated into the 2020 annual budget.

**Background:** The Metroparks has established a standard wage scale for all full-time positions covered under collective bargaining agreements. Non-bargaining executive positions do not currently have standard established scales.

Through salary surveys, using scales for similarly situated positions throughout Michigan and southeast Michigan, wage scales have been created that will insure competitiveness in the market and equity within the executive non-bargaining positions.

It is staff's belief that the approval and implementation of the proposed wage scales will enhance retention of current employees in these executive positions and provide internal equity between these positions. Additionally, this recommendation will provide a consistent recruitment tool that will assist in attracting highly qualified candidates.

Please note: The position of director is not part of this program.



## HURON-CLINTON METROPOLITAN AUTHORITY

To: Board of Commissioners  
 From: Rebecca Franchock, Chief of Finance  
 Subject: Approval – August Financial Statement Review  
 Date: September 5, 2019

### **Action Requested: Motion to Approve / Receive and File**

That the Board of Commissioners' (1) approved the August 2019 Financial Statements; and (2) receive and file the August 2019 Financial Statement Review as recommended by Chief of Finance Rebecca Franchock and staff.

**Balance Sheet:** The Aug. 31 balance sheet reflects cash assets on hand of \$4.9 million. Investments, consisting primarily of CD's, U.S. Treasury/Agency funds and municipal pooled funds total \$44.5 million. The cash on hand increase is reflective of CD funds that matured at the end of August and had not yet been reinvested. The average rate of return on investments remains at 2.2 percent.

Taxes receivable dropped by \$88,000 in August to \$200,000. Wayne County net receivable amount remains at \$155,000. Other assets total \$1.4 million. Grant funding related primarily to the SAW grants is reflected here as are the MMRMA self-insured retention funds. Funds are transferred from the Capital Project Fund at the beginning of each month for the payments that have been processed from the General Fund. At the end of August, the amount due to the General Fund from the Capital Project Fund is \$161,000. Liabilities and Fund Equity Categories reflect the balances approved at year-end of 2018.

**Park Operating Revenue:** With Labor Day weekend behind us, it is a good time to look at operating revenue results. 2019 is shaping up to be an improvement over 2018 and staff is cautiously hopeful that we will hit our overall revenue budget. Year-to-date, park operating revenue is \$16.7 million, up \$460,000 from Aug. 31 totals. This represents 85 percent of budgeted revenue (2018 percentage of budgeted revenue received was at 82 percent). In addition, staff was more conservative with developing the 2019 revenue budget and the 2019 total amended budget is \$19.8 million versus the \$19.9 million budgeted in 2018.

Tolling generates nearly half of all park operating revenue; Lake St. Clair, Stony Creek and Kensington produce 71 percent of this revenue. In total, 2019 toll revenue generated at all parks year-to-date is up over 2018 year-to-date revenue by \$182,000. Nearly half of this increase took place at Stony Creek with an increase of \$79,000 (4.1 percent). Until August, Lake St. Clair tolling revenue had been lagging behind the pace of 2018. The park is now neck and neck with the August 2018 revenue. Lower Huron and Hudson Mills are still down from prior-year levels.

As noted last month, golf, dockage, boat rental, Kensington Splash 'n' Blast and Turtle Cove waterpark at Lower Huron have all been positive factors. Drags on revenue include cross country skiing revenue from last winter, pool and ripslide and interpretive/farm/Mobile/EDC revenue.

Focusing on golf revenue, the strong courses became stronger and the weaker courses made up ground in August. Kensington (up 9 percent), Willow (up 14.4 percent), Huron Meadows (up 6 percent) and Hudson Mills (up 8.1 percent) are all showing growth comparing Aug. 31 revenues between 2019 and 2018. Declines remain at Stony Creek (down 3.6 percent) and Lake Erie (down 0.2 percent). Indian Springs moved into positive territory, up slightly (0.9 percent).

Water facilities revenue reported through Aug. 31 is essentially the total annual revenue as these facilities close after Labor Day. With this in mind, it appears that only Kensington Splash 'n' Blast was able to meet its revenue target. Although Turtle Cove revenue at Lower Huron increased by nearly \$25,000 (a 2.8 percent increase), it is falling short of budget by \$93,000. Ripslide revenue at Stony Creek and Lake St. Clair Pool revenue both declined comparing 2018 to 2019. Willow Pool and Lake Erie Pool both increased year-over-year revenue, but neither met their budget targets.

Overall, aquatic facilities reflect a revenue increase of \$30,000 (1.6 percent) on a year-over-year basis but fell short of budgeted revenue by \$134,000 (6.7 percent).

**Other Revenue:** Looking at August 2019 compared to August 2018 for non-operating revenue, results are similar to July. Tax revenue is up \$3 million over last year. Currently, 2019 tax revenue collected totals \$33.6 million compared to \$30.6 million collected in 2018.

Grant revenue reflects a significant decrease, down \$759,000, which is offset by an increase of \$493,000 in self-operated revenue and an increase in \$210,000 in interest revenue. The self-operated revenue increase is primarily the result of receiving the Blue Cross-Blue Shield Rate Premium Subsidy.

**Administrative Office Expenditures:** Administrative Office expenditures total \$5.9 million at the end of August 2019. This is a 1.4 percent increase of the 2018 total of \$5.14 million. As noted at the end of July, Professional and Outside Services account for the largest increase (up \$518,000 year-to-date).

The 2019 change in charging Natural Resources staff to where staff worked has produced a shift from Administrative to Park Operations totaling \$340,000. Currently, 56 percent of the Administrative Office budget has been used. At this point in the year in 2018, 54 percent had been used.

**Park Operating Expenditures:** Year-to-date park operating expenditures total \$22.3 million or 62 percent of budgeted funds. At this time in 2018, total park operating expenditures were \$22.2 million or nearly \$80,000 lower. Although the shift of Natural Resources expenditures mentioned above contributes to increases in park wages and benefits totaling \$645,000, these are partially offset by decreases in operating supplies and other materials and services.

As noted in July's review, this trend continues to bode well for one of the budgeting changes implemented in 2019. In prior years, the Metroparks had included contingency funding in major maintenance that was transferred to cover various unexpected repairs that occurred throughout the year. In analyzing historical trends, staff felt there were already sufficient funds within park operations to accommodate these occurrences. For example, 2018 park operations results were \$1.8 million or 5 percent under budget at year-end. Reviewing results so far in 2019 it appears that we still expect to come in under budget by a similar amount.

**Major Maintenance Expenditures:** The nature of major maintenance expenditures makes it difficult to make year-to-year comparisons. More than 40 separate projects are included in the 2019 budget ranging from \$10,000 to \$500,000 and totals \$3.3 million. Currently, about one-third of these projects have been written and are planned to be completed in 2019. It is expected that 17 additional projects for accessibility, boardwalk and aquatic repairs will be started and be substantially completed by year-end.



# HURON-CLINTON METROPOLITAN AUTHORITY

To: Board of Commissioners  
 From: Heidi Dziak, Senior Buyer  
 Project No: RFP 2019-045  
 Project Title: Approval – Auditing Services  
 Date: September 5, 2019

## Action Requested: Motion to Approve

That the Board of Commissioners' award RFP 2019-045 to Plante Moran PLLC of Ann Arbor, Michigan to provide auditing services for three years for a total of \$105,100, with up to two (2) one-year extensions as recommended by Senior Buyer Heidi Dziak and staff.

**Fiscal Impact:** Fees for the three-year term are \$34,000 in 2020; \$35,000 in 2021, and \$36,100 in 2022 for a total of \$105,100. Staff will include these fees in the 2020, 2021 and 2022 budgets.

**Scope of Work:** Provide professional auditing services.

**Background:** The RFP was competitively bid. was posted to the Michigan Intergovernmental Trade Network (MITN) site, which provided notice of the solicitation to 47 vendors, of which 20 downloaded the RFP; six proposals were received.

Staff evaluated the proposals based on the following criteria: Number of governmental entities audited and experience with auditing governmental agencies, governmental resources available, involvement in governmental activities and organizations, training of personnel in governmental auditing and quality of staff proposed for the Metroparks, training provided to clients, demonstrated knowledge of all applicable GASB statements, quality of references, maintenance of a secondary partner and rotation of partners periodically, internal quality control procedures and external quality control review and price.

Plante Moran received the highest technical score due to its experience with auditing governmental agencies, training provided to clients, in-depth auditing procedures, and the number of hours it's highest ranked staff are committed to the Metroparks

The list below shows the vendors ranked by technical and price score, the top vendor having the highest score.

<u>Vendor</u>	<u>Location</u>	<u>Price for 3 Years</u>
Plante Moran PLLC*	Ann Arbor, MI	\$105,100
Rehmann	Troy, MI	\$90,000
Yeo & Yeo	Auburn Hills, MI	\$93,300
Uhy LLP	Farmington Hills, MI	\$77,700
Maner Costerisan	Lansing, MI	\$86,700
Andrews Hooper Pavlik PLC	Owosso, MI	\$80,400

(\* indicates recommended award)



## HURON-CLINTON METROPOLITAN AUTHORITY

To: Board of Commissioners  
 From: Rebecca Franchock, Chief of Finance  
 Subject: Report – Monthly Capital Project Fund  
 Date: September 5, 2019

### **Action Requested: Motion to Receive and File**

That the Board of Commissioners' receive and file the Capital Project Fund report as submitted by Rebecca Franchock and staff.

**Background:** In 2018, the Board approved the creation of a Capital Project Fund. In order to improve the information provided on specific capital improvement projects Finance is working on developing a monthly performance report.

The following columns of data are provided by project:

- Life-To-Date Total Project Budget
- Year-To-Date Total Project Expenditures
- Life-To-Date Total Project Expenditures
- Current Project Encumbrances (Funds committed through the purchase order process)
- Balance (Life-To-Date Budget less Life-To-Date Expenditures and Current Encumbrances)

Project updates include:

- The pool backwash connection replacement at Lake Erie's Great Wave aquatic center was completed this month. The project is currently over budget by just under \$8,000. Funds are available to cover this variance due to interest earned within the Capital Project Fund.
- The Stony Creek Sanitary Force Main Replacement work is completed. This project has a small positive budget to actual variance.
- Substantive work was performed on two projects that are both in the early phases of work; the Island Bridge Replacement and Oakwoods Nature Center Exhibits.

Staff anticipates that the format of the report may change but that this information will continue to be provided to the Board on a monthly basis.

**Attachment: August Capital Project Fund Update**

**Capital Project Fund Report  
Period Ending 8/31/2019**

Project Code	Project Description	Location	Category	Life to Date Budget	Year to Date Expenditures	Life to Date Expenditures	Life to Date Encumbrance	Balance	Project Status
50217.677	Black Creek Shore Fishing Access	Lake St Clair	Other Improvements	\$ 139,047	\$ 132,813	\$ 139,047	\$ -	\$ -	
50217.679	Nature Center Improvements-DNR Passport Grant Funded	Lake St Clair	Building	60,000.00	0.00	0.00	0.00	60,000.00	
50217.683	Pump Station No. 1 Replacement-SAW Grant	Lake St Clair	Other Improvements	379,643.52	307,040.62	335,103.62	45,087.90	(548.00)	
50217.684	Park Maintenance Area Stormwater Improvements-SAW Grant	Lake St Clair	Infrastructure	181,089.99	18,057.22	31,215.46	149,874.53	0.00	
50218.687	Truck Hoist	Lake St Clair	Building	42,410.00	0.00	0.00	0.00	42,410.00	
50416.1098	Shoreline Protection	Kensington	Land Improvements	18,721.35	0.00	17,684.05	0.00	1,037.30	
50417.1107	Maple Beach Site Improvements	Kensington	Other Improvements	900,811.15	28,217.17	97,706.72	0.00	803,104.43	
50417.1111	Sanitary Sewer Connections, Park Area & Farm - SAW Grant	Kensington	Infrastructure	1,531.71	0.00	0.00	0.00	1,531.71	
50418.1113	Nature Center Exhibits	Kensington	Other Improvements	16,116.68	27,069.20	30,897.88	0.00	(14,781.20)	
50419.1116	Secondary Containment of Fuel Storage	Kensington	Other Improvements	50,000.00	0.00	0.00	0.00	50,000.00	
50419.1117	Installation of Fiber at Tollbooth near Golf Course	Kensington	Infrastructure	31,227.69	27,090.52	27,090.52	0.00	4,137.17	Completed
50618.489	Turtle Cove Screen Wall	Lower Huron	Building	12,580.00	12,580.00	12,580.00	0.00	0.00	
50519.126	Iron Belle Trailhead	Dexter-Delhi	Land Improvements	47,871.26	3,746.26	3,746.26	0.00	44,125.00	
50817.213	Golf Course Maintenance Area Stormwater Improvements-SAW Grant	Hudson Mills	Infrastructure	212,297.83	3,985.99	12,275.64	0.00	200,022.19	
50818.215	Island Bridge Replacement	Hudson Mills	Other Improvements	214,986.30	47,791.69	51,271.30	163,715.00	0.00	
50916.532	Boat Launch Site Revelopment	Stony Creek	Other Improvements	5,349,624.23	(54,588.73)	1,061,776.60	4,228,539.83	59,307.80	
50917.542	Baypoint Beach Site Improvements	Stony Creek	Other Improvements	892,417.09	22,492.06	89,615.70	0.00	802,801.39	
50917.547	Sanitary Force Main Replacement-SAW Grant	Stony Creek	Infrastructure	435,438.83	389,506.50	431,601.83	20.00	3,817.00	Completed
50918.548	Shelden Trails Redevelopment	Stony Creek	Infrastructure	211,769.00	24,660.00	48,870.00	0.00	162,899.00	
50918.549	Baypoint Sanitary Pump Replacement	Stony Creek	Infrastructure	43,524.69	687.10	43,929.69	0.00	(405.00)	
50918.550	26 Mile Road Bridge & Deck Rehabilitation-Design/Study	Stony Creek	Infrastructure	910,846.09	509,354.25	586,742.57	349,215.11	(25,111.59)	
50919.552	Sanitary Sewer Rehabilitation	Stony Creek	Infrastructure	332,231.00	0.00	0.00	0.00	332,231.00	
51017.311	Park Office Replacement	Willow	Building	2,137,909.32	34,679.40	66,109.32	45,050.00	2,026,750.00	
51017.313	Service Yard Stormwater Improvements-SAW Grant	Willow	Infrastructure	838.96	838.96	838.96	0.00	0.00	
51118.110	Oakwoods Nature Center Exhibit Design	Oakwoods	Other Improvements	600,000.00	60,787.00	60,787.00	539,213.00	0.00	
51119.111	Flat Rock Dam Boom Installation	Oakwoods	Other Improvements	25,968.03	968.03	968.03	0.00	25,000.00	
51215.228	Pool Backwash Connection	Lake Erie	Other Improvements	178,861.59	176,998.92	186,832.12	0.00	(7,970.53)	Completed
51218.238	Course Storm Siren	Lake Erie	Building	27,346.00	0.00	0.00	27,346.00	0.00	
51218.239	Shoreline and Fish Habitat Restoration	Lake Erie	Other Improvements	1,602,441.61	3,663.59	3,827.61	0.00	1,598,614.00	
51319.139	Mill Building Stabilization and Repairs	Wolcott	Building	100,000.00	0.00	0.00	0.00	100,000.00	
51319.140	Generator Hookup at Farm	Wolcott	Infrastructure	30,000.00	0.00	0.00	0.00	30,000.00	
51319.141	Farm Fence Installation along 28 Mile Rd	Wolcott	Other Improvements	27,645.95	8,145.95	8,145.95	0.00	19,500.00	
51618.091	Demolition of 4 Quonset Huts in Service Yard Area	Huron Meadows	Building	207,839.21	99,796.30	108,683.34	48,919.27	50,236.60	
51619.092	Lightning Detection System Installation	Huron Meadows	Building	27,246.00	0.00	0.00	27,246.00	0.00	
Grants	50217.679 - Nature Center Building Improvement	Lake St Clair		(45,000.00)	0.00	0.00	0.00	(45,000.00)	
Grants	50217.683 - Pump Station No. 1 SAW Grant	Lake St Clair		(150,000.00)	0.00	0.00	0.00	(150,000.00)	
Grants	50918.548 - Shelden Trail	Stony Creek		(60,000.00)	0.00	0.00	0.00	(60,000.00)	
Grants	51118.110 - Nature Center New Exhibits	Oakwoods		(150,000.00)	0.00	0.00	0.00	(150,000.00)	
Grants	51218.239 - Coastal Marsh Habitat & Trail Development	Lake Erie		(1,500,000.00)	0.00	0.00	0.00	(1,500,000.00)	

**\$ 13,545,281.64   \$ 1,886,380.73   \$ 3,457,346.73   \$ 5,624,226.64   \$ 4,463,708.27**



## HURON-CLINTON METROPOLITAN AUTHORITY

To: Board of Commissioners  
From: Danielle Mauter, Chief of Marketing and Communications  
Subject: Metroparks Branded Fall TV Commercials Production  
Date: September 5, 2019

### **Action Requested: Motion to Approve**

That the Board of Commissioners' approve the Metroparks TV Production estimate from Factory Detroit, Inc., in an amount not to exceed \$75,000 to include video shoot, post-production and Contingency as recommended by Chief of Marketing and Communications Danielle Mauter and staff.

**Fiscal Impact:** This is a budgeted item and funds are available in the Marketing budget.

**Background:** As our agency of record, Factory Detroit, Inc. has priced this production work at cost with no markup. This work is outside of the scope of their agency of record contract with the Metroparks. Factory Detroit, Inc. selected contractors based on industry experience, prior work examples and previous experience working together.

As our agency of record, Factory Detroit, Inc. is an expert in determining the best fit professional services for this job. This production work is to create a set of three television commercials to directly support the brand identity work that Factory Detroit, Inc. is doing. This work will be in line with the summer commercial production they have already completed. This is an additional phase to allow the Metroparks to have TV commercials to use starting in the fall 2020.

For summer production, \$71,000 was approved; however, the project came in under budget at \$61,255.69. This \$9,744.31 difference will assist in funding fall commercials and demonstrates confidence that Factory Detroit is delivering a cost-effective production.

This estimate includes the staff and materials costs needed to cover contractors Factory Detroit, Inc. is using for TV commercial video shoots. It also covers the post-production editing, color correction, voiceover, finishing, voiceover talent, and ad ID's necessary to turn the video shoots into actual commercials. There is an on contingency in the estimate to cover weather-related contingencies, if extra editing is needed, or if they need to cast extra talent. They plan to again cast use Factory Detroit, Inc staff and Metroparks employees as talent to again keep costs down.



# HURON-CLINTON METROPOLITAN AUTHORITY

To: Board of Commissioners  
From: Danielle Mauter, Chief of Marketing and Communications  
Subject: Report – August Marketing Report  
Date: September 5, 2019

**Action Requested: Motion to Receive and File**

That the Board of Commissioners' receive and file the August Marketing report as recommended by Chief of Marketing and Communications Danielle Mauter and staff.

**Attachment: August Marketing Report**

## Highlights from the Past Month

- Oct-Dec rack cards were completed and are in Parks in time for Labor Day weekend traffic.
- Continued meeting with reps from additional media companies and publications
- Started park experience evaluation/survey conversation with Planning, DEI, Interpretive, and Rec Programming Departments. There is still much work to be done before implementing any kind of solution, but the conversation is in the beginning stages.
- Completed and shared branded PowerPoint templates and email signatures so that staff can all be using consistently.
- Upon evaluation of social media ad performance and marketing email performance, staff was able to see some interesting trends in interest that wasn't translating into attendance.
- Staff attended programs and nice weather days to capture more photos.
- Ordered 2020 annual permits.

## Update on 2019 Marketing Goals

### **1. Increase awareness and understanding of the Metroparks brand and identity**

Initial Polling results were reviewed from EPIC MRA. They positively show some initial familiarity with the Metroparks brand, but it is evident that there is still more work to be done.

### **2. Increase overall attendance by 30,000 vehicles in 2019**

Attendance trends will be presented at June board meeting. Continuing to evaluate pass scan data.

### **3. Track events we promote and their respective attendance**

For events we ran ads on this month, staff evaluated the engagement and responses that were seen with the ads and social pages as well as marketing email opens and click. Staff then followed up with phone calls to interpretive centers and park staff to see how the ad results correlated to attendance. In the case of the "How to Train your Dragon" Movie event at Stony Creek, staff saw higher engagement with ads and the email than the other two movies, and it correlated to the highest movie attendance of the three. For a few of the smaller interpretive programs there was decent engagement compared to the amount of spend and saw about a 50 percent filled attendance. In a couple of instances there was really high engagement on a program on Facebook and email, yet low attendance. These insights were shared with the Interpretive Department and indicated an interest in the topic, but some other factor at play that didn't translate to attendance like some of the others.

### **4. Track total interpretive attendance overall and per location**

Will be reported on in more depth in November.

### **5. Increase Family reunions/picnics/events booked in the parks by 3-5 percent**

Will be reported on in more depth in November. Currently looking to start some additional ads through fall to encourage bookings for 2020 and looking into Chamber and CVB events that could help these efforts.

### **6. Support the organizational goal of increasing golf revenues systemwide to \$5,230,294**

Currently running a campaign with Entercom Communications to do a series of digital and social ads specific to golf as well as radio ads on Radio.com and a social influencer campaign with one of their radio show hosts. This started mid-August.

### **7. Increase Instagram followers to 2,000**

Currently at 1,442. See social media chart attached for more details.

### **8. Increase Facebook followers by 20 percent (Reach 14,000 by end of 2019)**

Currently at 13,255. See social media chart attached for more details.

### **9. Increase average Facebook engagement by 20 percent**

See social media chart attached.

**10. Increase average Instagram engagement by 20 percent**

**11. Grow email subscriber list by 10 percent (80,300 total subscribers by the end of 2019)**

Currently list is at 85,729 subscribers – still needs to be scrubbed and cleaned before measuring growth. Expect a lower clean number in the October report. We have implemented a news sign up form on the website for segmentation of future emails.

**12. Maintain email open rate at industry benchmark. Benchmark = 26 - 27.5 percent**

We are currently at an average open rate of 28.17% with the more segmented emails still delivering the higher open rates.

**13. Increase earned media**

The Metroparks were mentioned and featured in several articles and media rankings over the last month. The Metroparks were mentioned 500 times for a total audience of 933,484,000 according to our media tracking software, Critical Mention. This large spike is due mostly to the media viral coverage that occurred as a result of the Lake Erie Park Police incident and a mis-informed article about the dirtiest beaches in the state that was later revised as well as the software tracking mentions on TV as our commercials air as well. Highlights include:

- Stories about the Metro Boat Show  
<https://www.candqnews.com/news/boats-set-to-dock-for-metro-boat-show-114543>
- Articles about the Stony Creek Sheldon Trails project  
[https://www.theoaklandpress.com/news/state/comprehensive-plan-will-retool-stony-creek-metropark-mountain-biking-trails/article\\_c62f326f-b6d9-5daa-bad4-3e2a6c844eac.html](https://www.theoaklandpress.com/news/state/comprehensive-plan-will-retool-stony-creek-metropark-mountain-biking-trails/article_c62f326f-b6d9-5daa-bad4-3e2a6c844eac.html)
- Media pickups of press releases that Truscott Rossman pitched such as the story of the Stony Creek Eagles  
<https://www.fox47news.com/news/bald-eagle-at-stony-creek-park-identified-after-6-years-of-investigation>.

Staff also leveraged left-over vouchers for water facilities to obtain additional media coverage through giveaways as a last push for summer.

**14. Build a library of diverse owned images and videos and eliminate use of stock imagery after one full year.**

Marketing staff have been out in the parks at programs and general facilities 8 days over the past month collecting photos and video.

**15. Make visitor surveys available at all park events, interpretive programs and on our website**

Surveys were available at the Movies in the Parks events as well as Michigan Philharmonic. Conversations were also started with Planning, DEI, Interpretive, and Rec Programming Departments to work towards have a consistent evaluation that is used at all programs and events as well as available for passive park use and something for youth feedback. The target is to have something developed by January 2020, and that process would include input from all levels of the organization.

**16. Survey response rate of 10 percent**

See above, but at Movies and MI Phil we received above a 10% response rate – likely because we were offering a raffle incentive to complete the survey card.

**17. Outreach events and relationship building**

Attended a Destination Downriver meeting to discuss the efforts the Downriver area are making to market and brand themselves as a collective region. Was able to answer questions for them and network with business and organization leaders that are a part of that group. The Clydesdale group is attending the Michigan State Fair this year and representing us while there.

### 18. One Speaker presentation through Speakers bureau every week

Received and filled 2 requests for speakers to small community groups in July/August.

### Website Analytics

Website traffic shows slightly lower total year to date page views vs 2018. However, there is a higher number of page views this month vs this month in 2018. Staff also seen higher unique visitors vs 2018. This means for individuals have viewed the website year-to-date this year than last year, but less people have repeated visited as many times as last year to date.

Staff has also noticed a few spikes in website traffic on particular days, that when investigated seem to possibly be linked in the following ways:

- **July 1** – brand rollout started and June 28 first monthly email in new template was sent. It is also the time of Fireworks and the Lake Erie incident
- **July 14** – staff were seeing quite a bit of Twitter interaction about the Lake Erie incident possibly that or the Facebook video ads with our commercials started running July 9.
- **July 15** – staff sent two email blasts – one about Wolcott Mill Master plan and one was our first events email in the new template.
- **July 24** – staff sent a golf email and as well as an email about updating preferences to our full email list. They would have ended up on the email subscribe page to do this from the email.

Paid search ads had a total of 546 clicks on 42,076 impressions giving a CTR of 1.30 percent.

The breakdown of clicks was:

- Water facilities: 227
- Beaches: 117
- Golf: 115
- Hiking: 82
- Pavilion rental: 5 (**this had the highest CTR at 4.46 percent**)

Display ads had a total of 1,3406,595 impressions with 1,203 clicks giving a 0.09 percent CTR. There were only 2,525 impressions through remarketing as we build that audience.

Social ads had a total of 269,054 impressions with 3,828 results giving a 1.42 percent. Of these, the branding ads had 79,937 impressions with 689 clicks.

The video commercial had 57,456 impressions with 1,492 clicks and the august events had 131,661 impressions with 1647 event responses.

Ads run on Facebook received much better engagement at 2.67 percent vs 0.63 percent on Instagram.

	June	July	August
Total pageviews (monthly)	396,622	643,207	459,654
Total pageviews (monthly 2018)	491,126	627,302	402,810
Total pageviews (YTD)	1,100,436	1,598,376	2,030,258
Total pageviews (YTD 2018)	1,228,912	1,691,968	2,064,676
Total unique visitors (monthly)	101,884	169,618	136,706
Total unique visitors (YTD)	281,483	413,453	534,767

Each month is measured from the 16<sup>th</sup> of the previous month to 15<sup>th</sup> of current month

	June		July		August	
	Sessions	%	Sessions	%	Sessions	%
Organic Search	122,765	77.94%	141,472	76.27%	146,965	74.45%
Direct (typed in the address)	26,763	16.99%	31,478	16.97%	36,211	18.34%
Social Media	3,557	2.26%	5,960	3.21%	4,934	2.50%
Email	14	0.01%	22	0.01%	4	0.00%
Referral from another website	4,311	2.74%	6,480	3.49%	5,990	3.03%
Other	107	0.07%	70	0.04%	3,307	1.68%

*Referral source (how people are getting to the site. Where they are clicking over from)*

	June		July		August	
	Users	%	Users	%	Users	%
Mobile	177,657	62.00%	276,565	66.50%	99,358	72.06%
Desktop	93,452	32.61%	118,340	28.46%	31,103	22.56%
Tablet	1,549	5.39%	20,954	5.04%	7,413	5.38%

*Device usage (people viewing site on devices)*

## Social Media Stats

	January 1-January 25	January 1-February 25	January 1-March 25	January 1-April 25	January 1-May 25	January 1-June 25	January 1-July 16	January 1-August 16
Followers YTD Facebook	11,369	11,460	11,733	12,020	12,530	12,840	13,058	13,255
Followers YTD Instagram	1,095	1,131	1,173	1,219	1,261	1,331	1,362	1,442
Followers YTD Twitter	2,116	2,135	2,146	2,173	2,188	2,216	2,228	2,250
Engagement YTD Facebook	1,483	2,924	5,940	8,217	23,180	26,071	28,614	32,656
Engagement YTD Instagram	252	455	785	1,076	1,597	2,266	2,664	3,219
Engagement YTD Twitter	54	98	171	201	225	239	260	294
	Jan (Dec 26 2018-Jan 25)	February (Jan 26-Feb 25)	March (Feb 26-Mar 25)	April (Mar 26-Apr 25)	May (Apr 26-May 25)	June (May 26-June 25)	July (June 15-July 16)	August (July 15-Aug 16)
Followers: Facebook	11,369	11,460	11,773	12,020	12,530	12,840	13,058	13,255
Followers: Instagram	1,095	1,131	1,173	1,219	1,261	1,331	1,362	1,442
Followers: Twitter	2,116	2,135	2,146	2,173	2,188	2,216	2,228	2,250
Engagement: Facebook	2,014	1,475	3,125	2,448	15,013	3,095	4,203	4,371
Engagement: Instagram	259	203	384	291	521	701	627	636
Engagement: Twitter	58	44	91	30	24	14	25	39



## HURON-CLINTON METROPOLITAN AUTHORITY

To: Board of Commissioners  
From: Nina Kelly, Chief of Planning and Development  
Subject: Report – Permit Scanning Data Analysis (July 16-August 15, 2019)  
Date: September 5, 2019

**Action Requested: Motion to Receive and File**

That the Board of Commissioners' receive and file the tollbooth scanning data analysis report for the period July 16 to August 15, 2019 as recommended by Chief of Planning and Development Nina Kelly and staff.

**Fiscal Impact:** There is no direct fiscal impact associated with this report.

**Background:** Staff began scanning annual and daily passes at tollbooths starting this year. Presented herein is the second monthly report analyzing the data gathered through that effort. The data and maps presented for individual parks is cumulative (includes this month and last month).

**Attachment: July 16 – August 15 Permit Scanning Analysis**

# BARCODE SCANNING REPORT #2

## SEPTEMBER 2019

July 16 – August 15

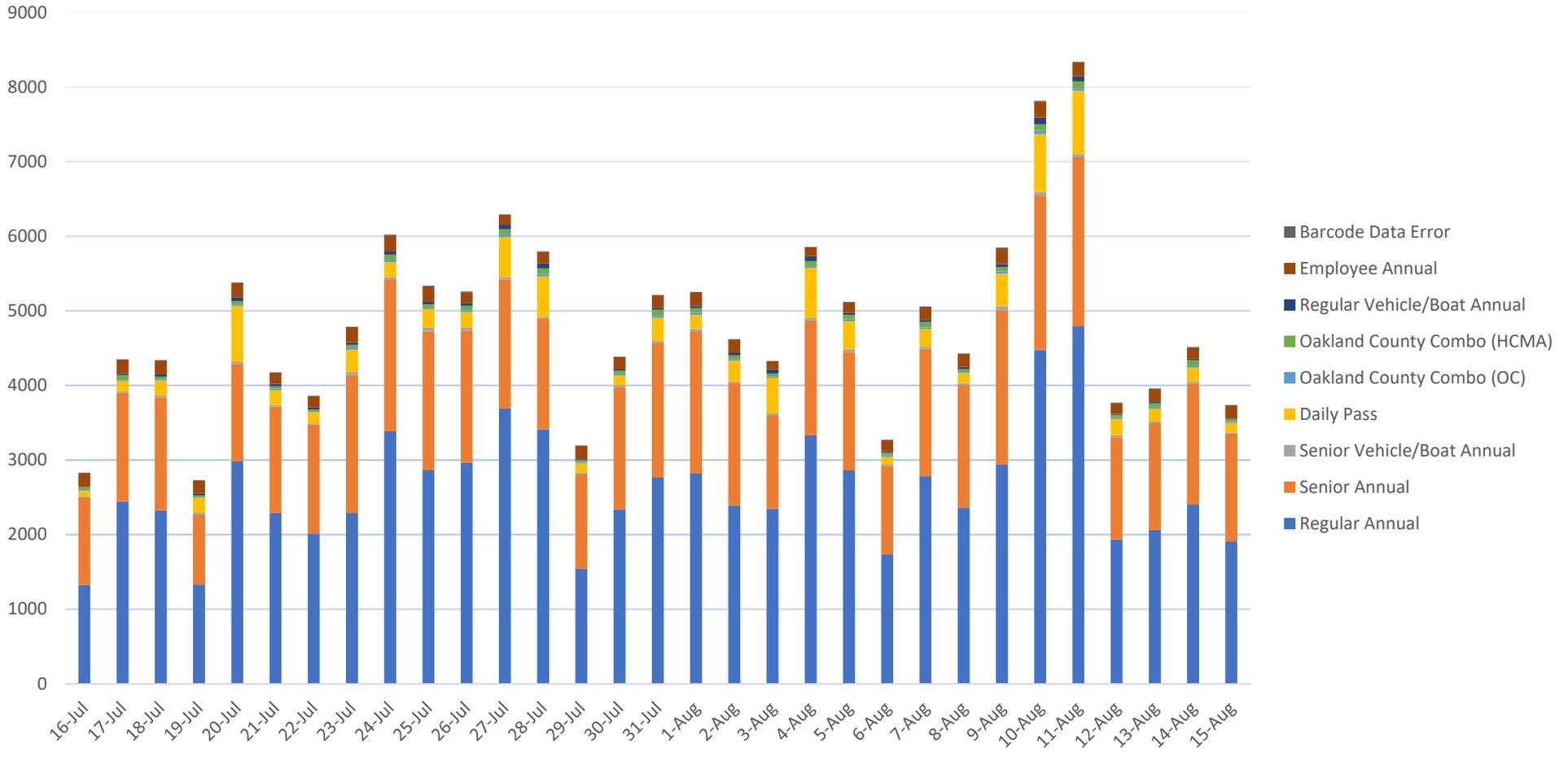
### [Abstract](#)

This report was compiled using data downloaded from the Metroparks server recorded through barcode scanning of vehicle passes upon entry into the Metroparks. In some instances, revenue data and vehicle count data have been incorporated as well.

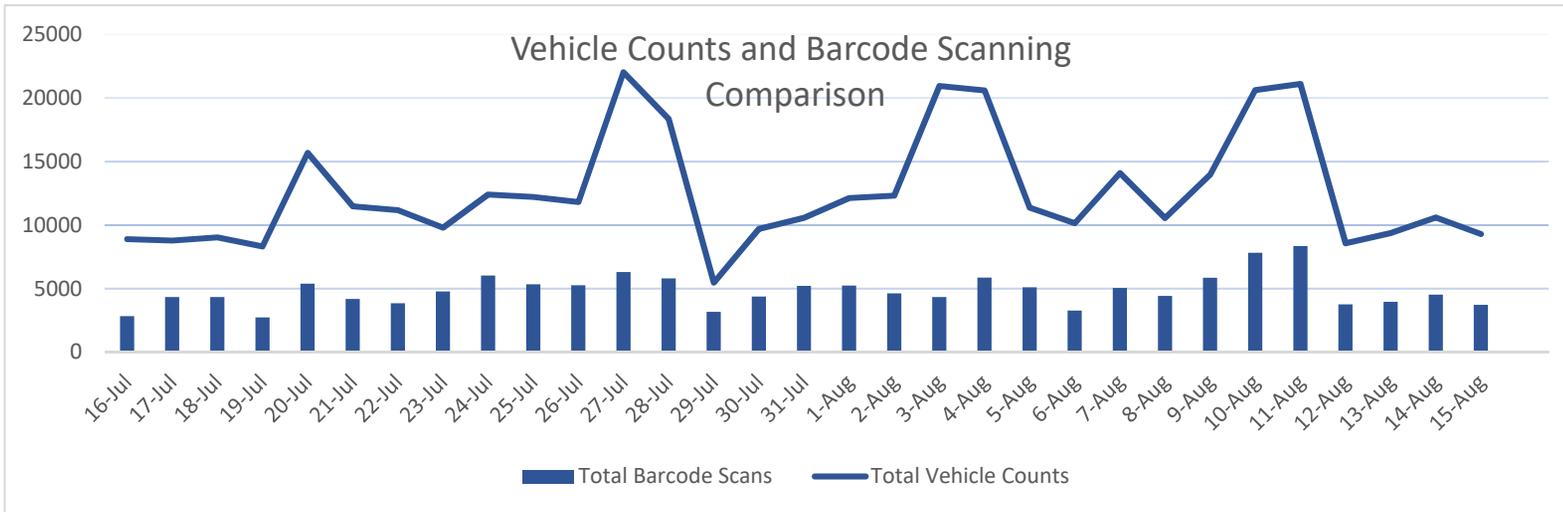
Leah Deasy  
Leah.Deasy@metroparks.com

System-wide

### Total Barcode Scans



There were **149,900** total scans during the reporting period; an **11%** increase from the previous reporting period. Of the total scans, **93.5% (140,202)** were annual passes and **6.5% (9,698)** scans represent daily passes sold or scanned. **56,923** unique annual passes were scanned, meaning annual passes that were scanned during the reporting period, were scanned on average **2.5** times.



Vehicle count information was not received from Wolcott Mill.

Vehicle counts showed July 27 as the day of highest total system-wide attendance (15,886), while barcode scanning showed August 11 as the single day with the highest system-wide attendance (8339).

**Events:**

**July 27**

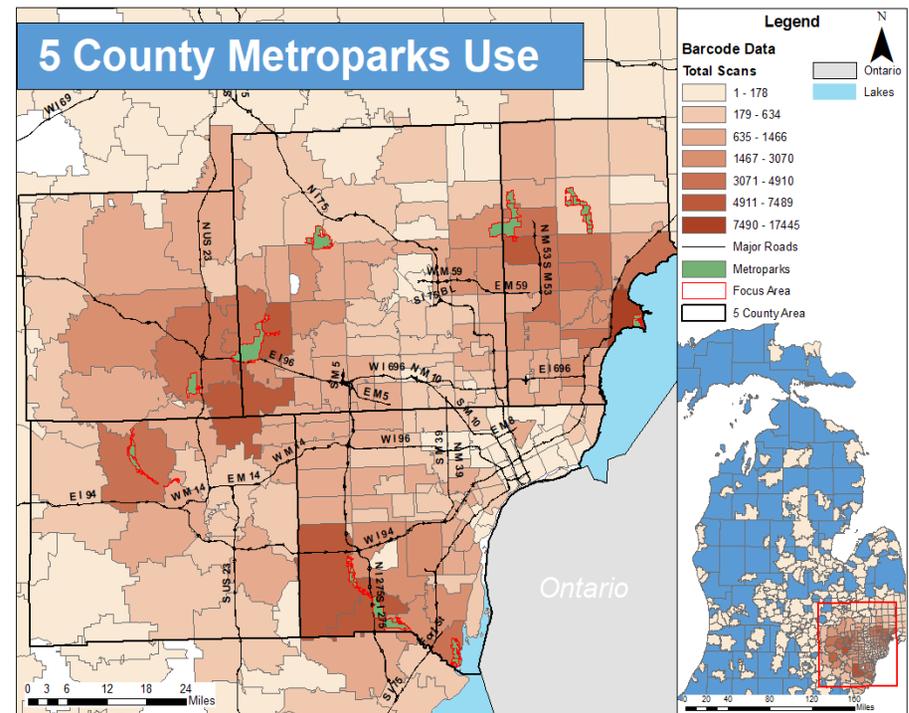
Indian Springs: Build a Fairy House 1pm-3pm

Lake Erie: Animal Forensics 10am and 2pm

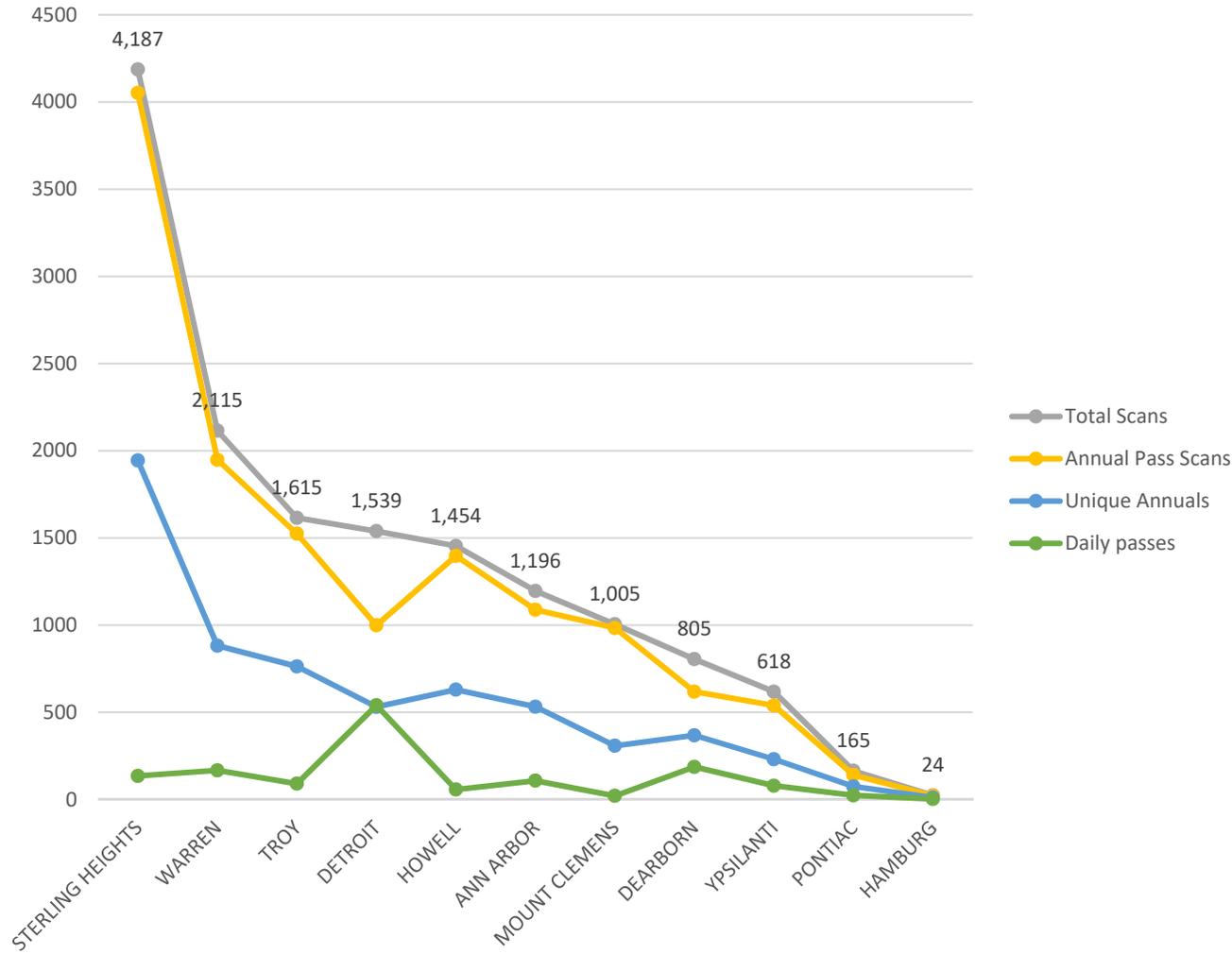
**August 11**

Kensington: Colonial Kensington 10am-6pm

75% (112,970) of barcode scans from the reporting period had valid U.S. zip codes attached



Pass Use by Population Centers



<b>County Seat and Major City scans</b>	14723
<b>Total Scans</b>	103,082

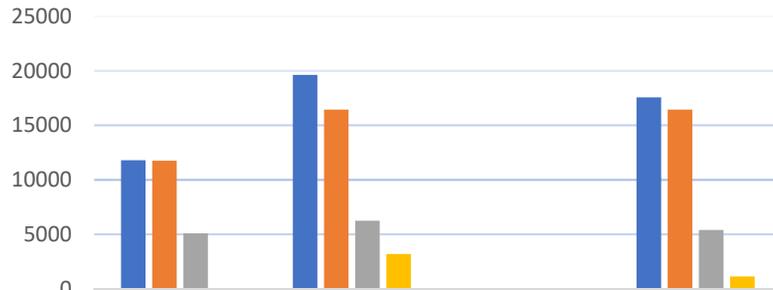
14% of pass visits scanned with a valid zip code came from people living within major population centers and county seats in the 5 county Metroparks jurisdiction

<b>County Seat/Major City Population</b>	135,0008
<b>Total Population</b>	4,450,040

30% of the 5-county population resides in one of these county seats or population centers.

By District

Southern District



	Lake Erie	Lower Huron	Oakwoods	Willow
Total Scans	11795	19630	10	17559
Total Annual Scans	11746	16445	9	16436
Unique Annuals	5080	6240	10	5397
Daily Passes	49	3185	1	1123

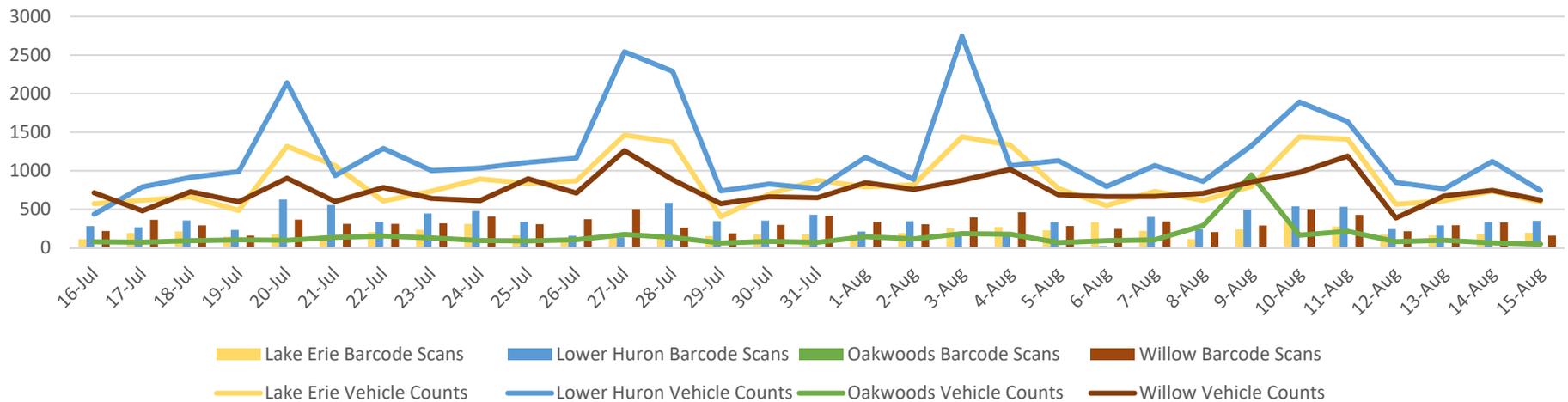
Lake Erie did not have any scanning suspensions during the reporting period. This park has only one scanner and does not have a scanner at tollbooth #2.

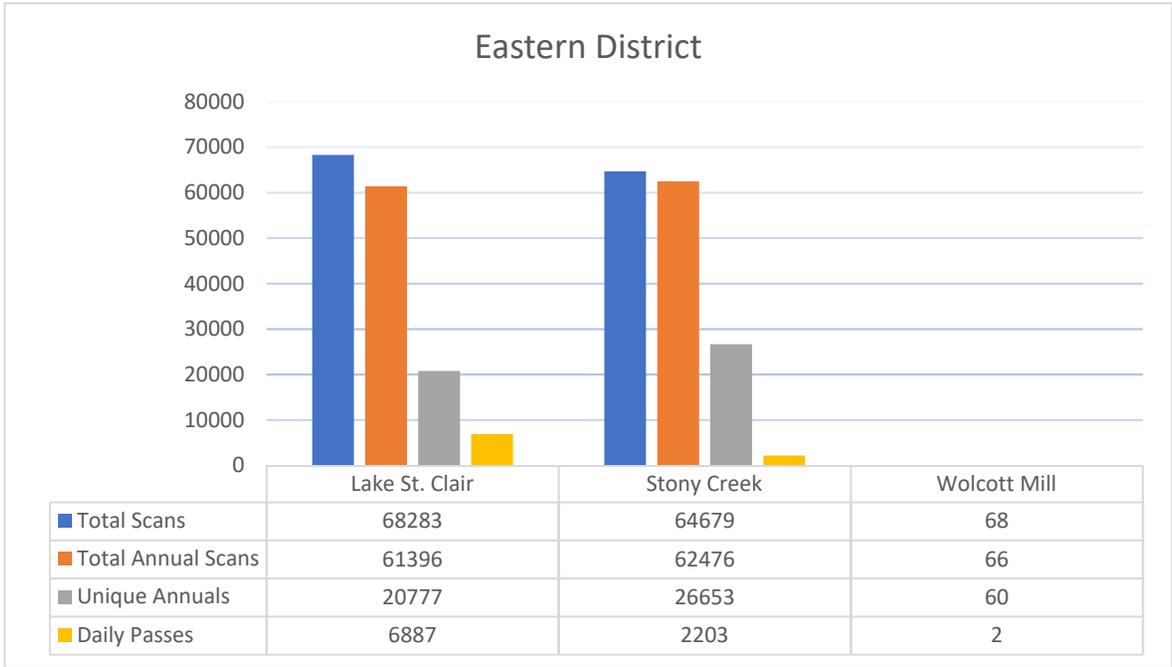
Lower Huron did not have any scanning suspensions during the reporting period.

Oakwoods does not have a scanner in the tollbooth.

Willow did not report any instances of scanning suspensions during this reporting period.

Southern District Vehicle Counts and Barcode Scanning Comparison

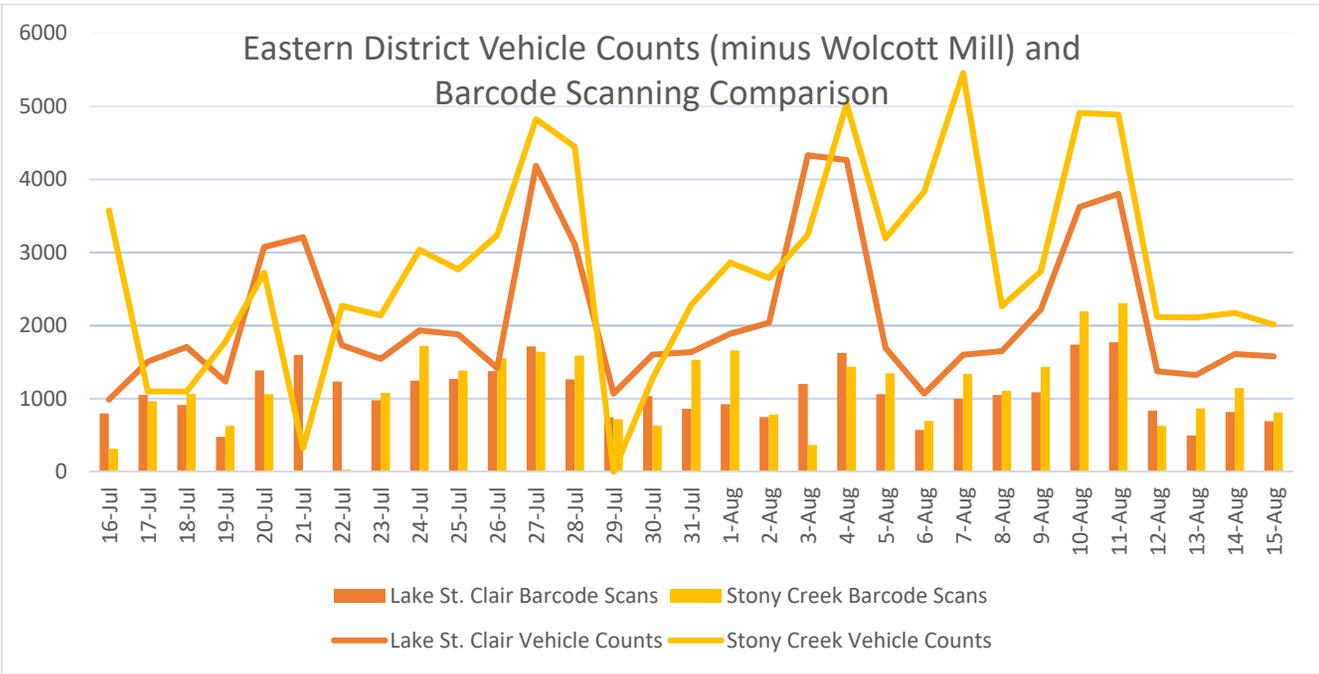




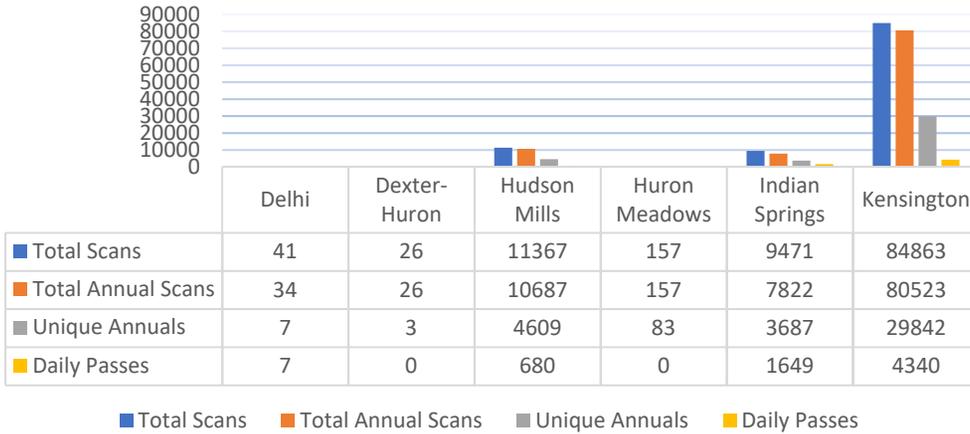
*Lake St. Clair had one scanner that stopped working (tollbooth #2) on August 13 and did not become operational again until August 23.*

*Stony Creek did not report any scanning suspensions during this reporting period.*

*Wolcott Mill does not have a scanner in the tollbooth.*



Western District



Delhi (and Skip's canoe rental) does not have a scanner.

Dexter-Huron does not have a scanner.

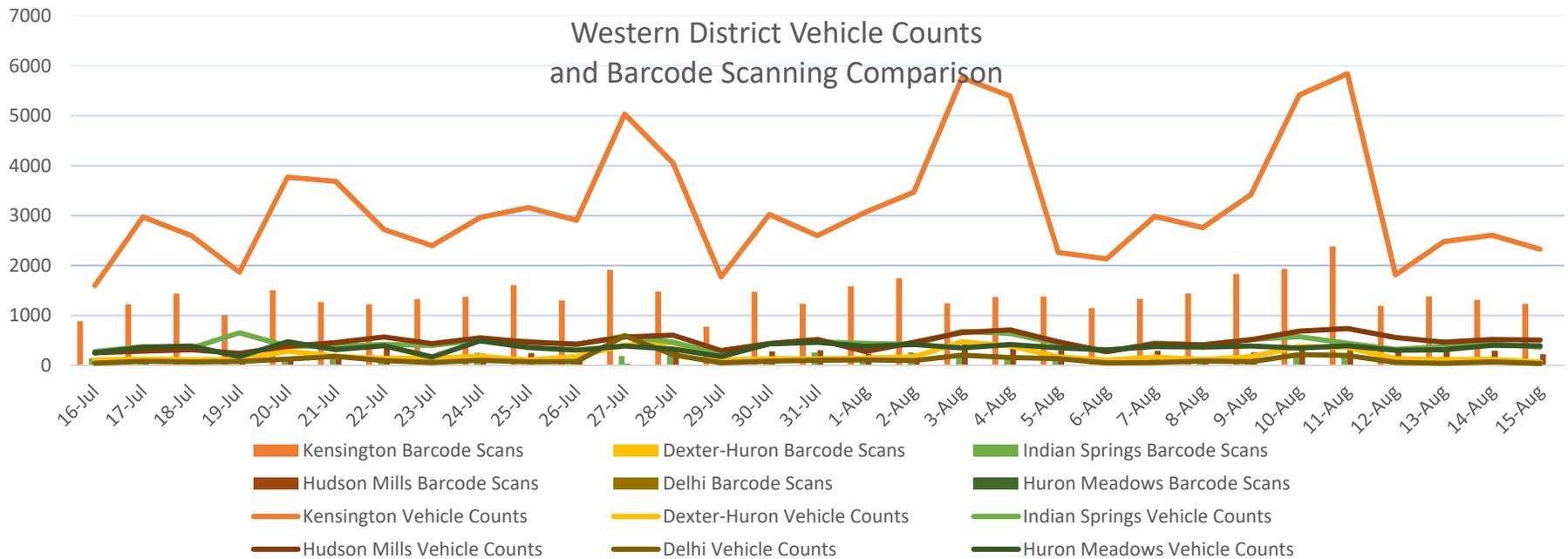
Hudson Mills did not have any instances of suspending scanning.

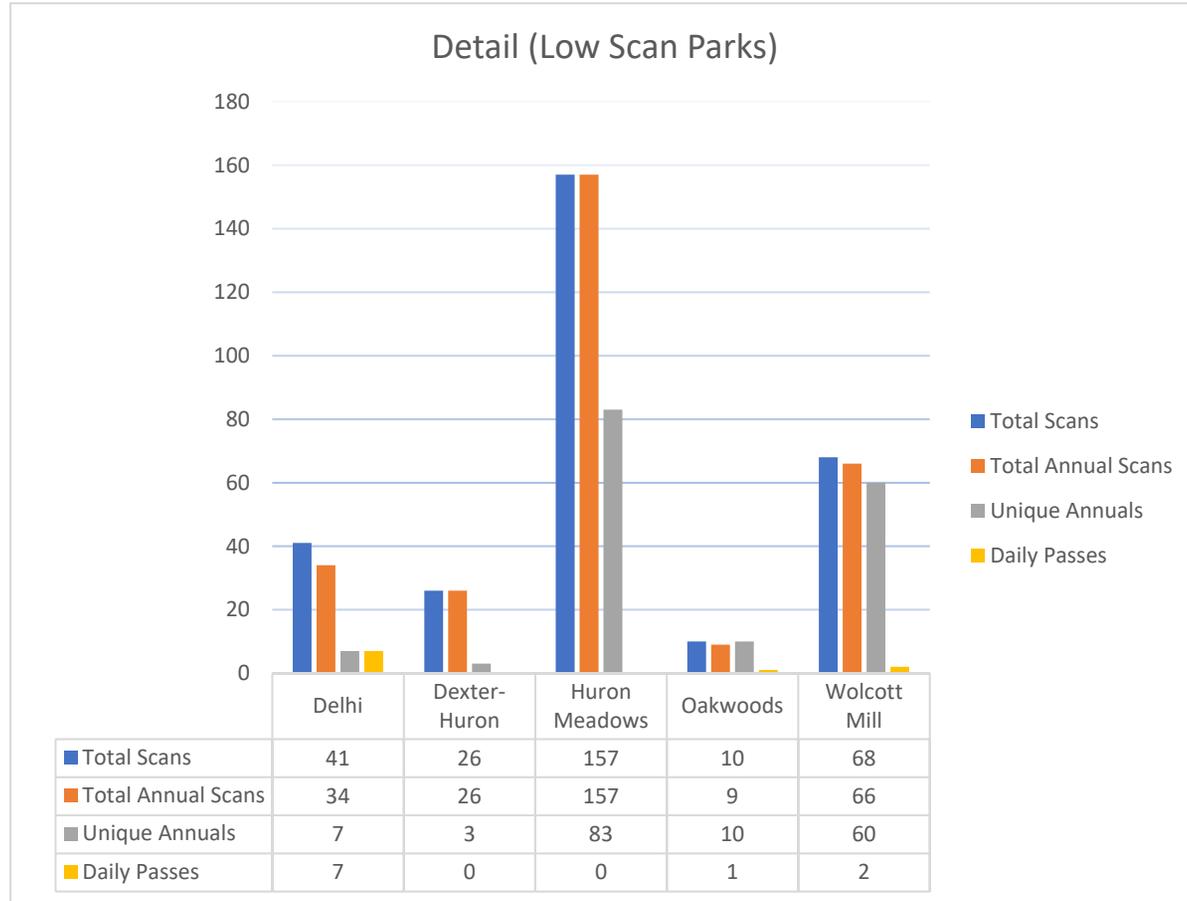
Huron Meadows does not have a scanner.

Indian Springs did not suspend scanning at all during this reporting period.

Kensington suspended scanning during times when the equipment was not operational but did not record the specific instances. Staff also suspended scanning at several tollbooths for approximately 3 hours on 8/4 during a car theft/chase incident.

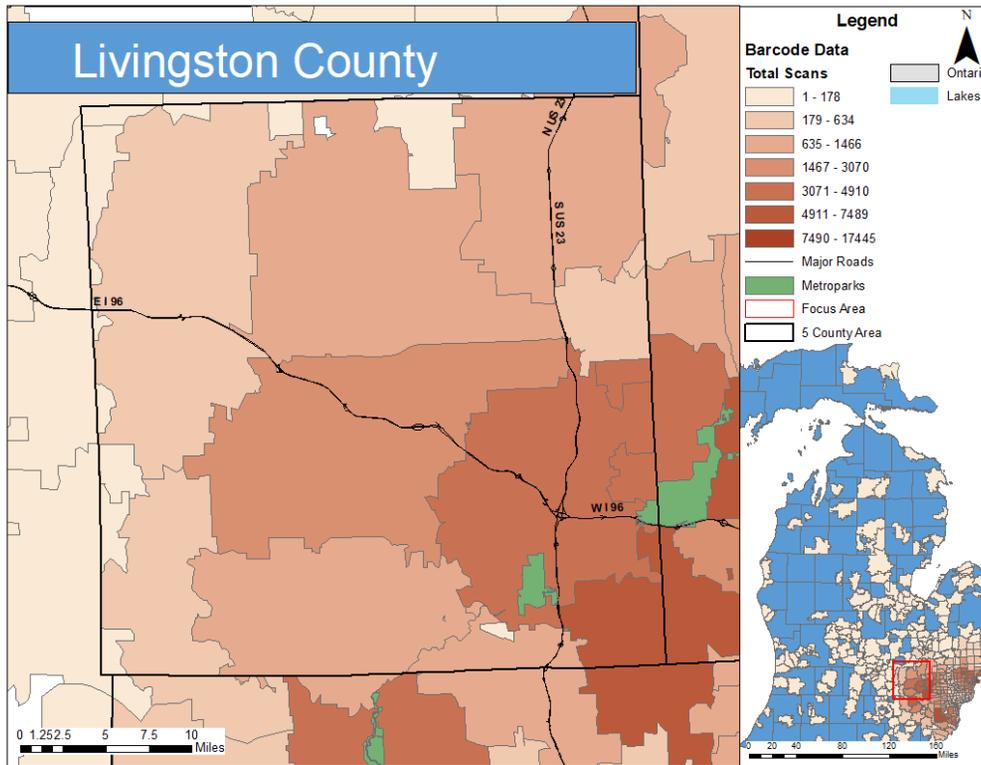
Western District Vehicle Counts and Barcode Scanning Comparison



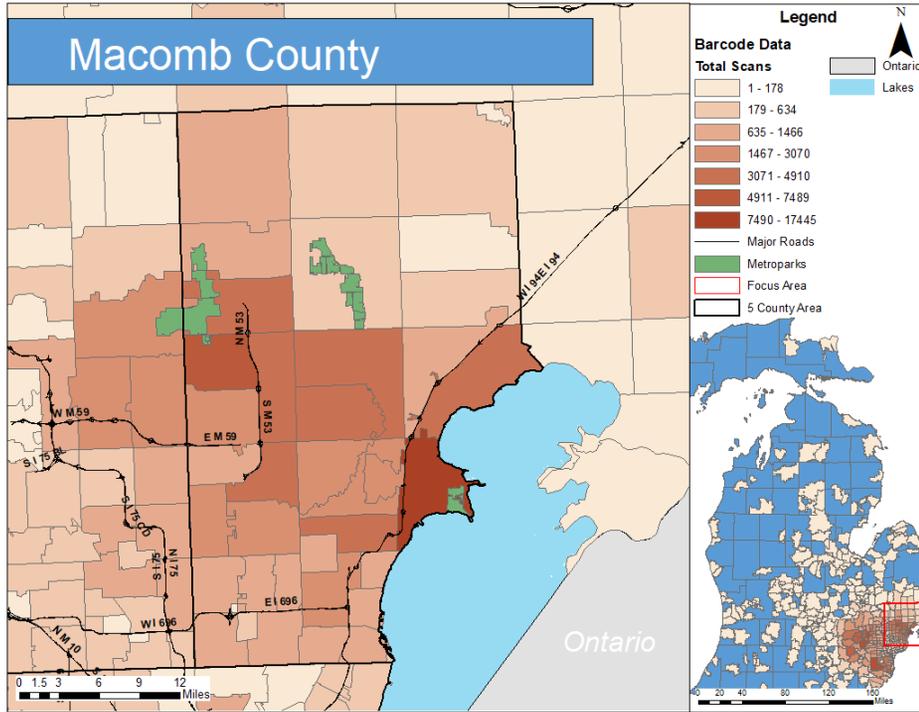


County Level

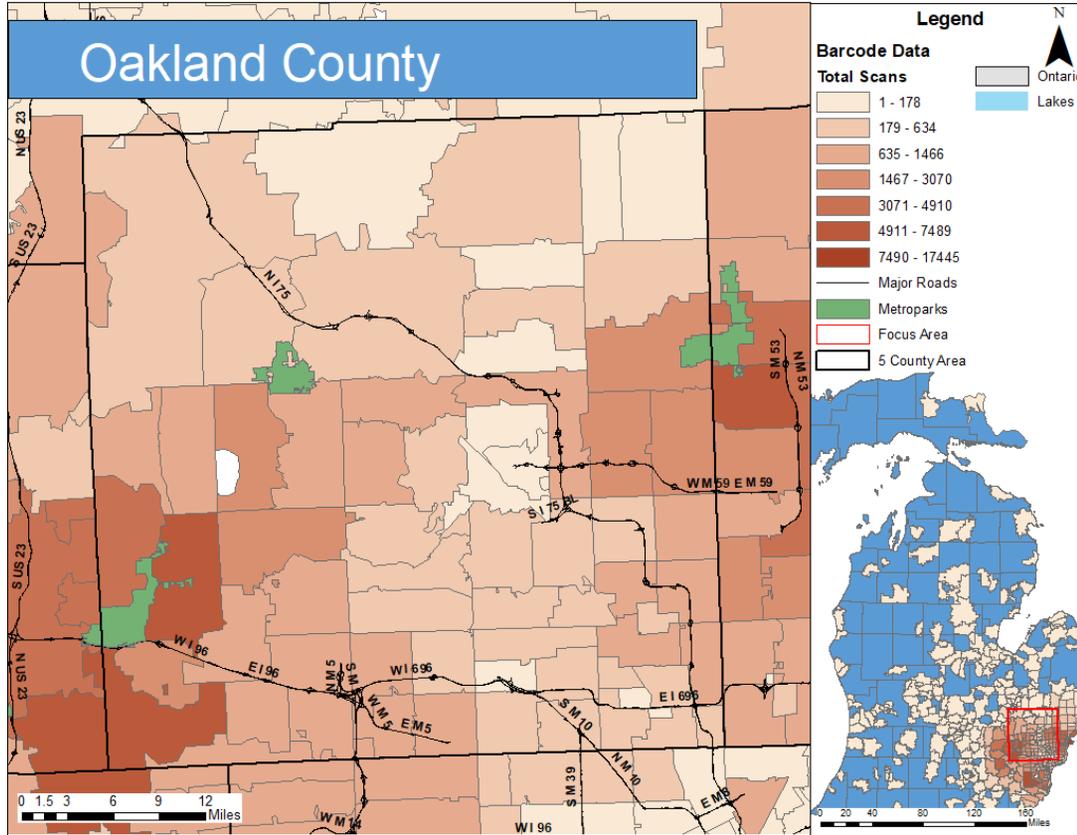
Highest and Lowest Scanning Cities by County			
County		Place	Scans % of County
Macomb 44,482 total scans	↑ ↓	Harrison Township	9551 21.5%
		Utica	7610 17.1%
		Clinton Township	4339 9.8%
		Richmond	138 0.3%
		Center Line	130 0.3%
Oakland 30,524 total scans	↑ ↓	Armada	104 0.2%
		Milford	5887 19.29%
		South Lyon	3779 12.38%
		Rochester	3561 11.67%
		Keego Harbor	46 0.15%
Wayne 25,185 total scans	↑ ↓	Pleasant Ridge	47 0.15%
		Ortonville	36 0.12%
		Belleville	4104 16.30%
		New Boston	3746 14.87%
		Detroit	1539 6.11%
Livingston 6,833 total scans	↑ ↓	Ecorse	67 0.27%
		Highland Park	28 0.11%
		River Rouge	25 0.10%
		Brighton	3958 57.1%
		Howell	1454 21.0%
Washtenaw 5,846 total scans	↑ ↓	Pinckney	853 12.3%
		Fowlerville	129 1.9%
		Lakeland	46 0.7%
		Hamburg	24 0.3%
		Dexter	2831 48.43%
		Ann Arbor	1196 20.46%
		Ypsilanti	618 10.57%
		Willis	77 1.32%
		Manchester	40 0.7%
		Whittaker	23 0.4%



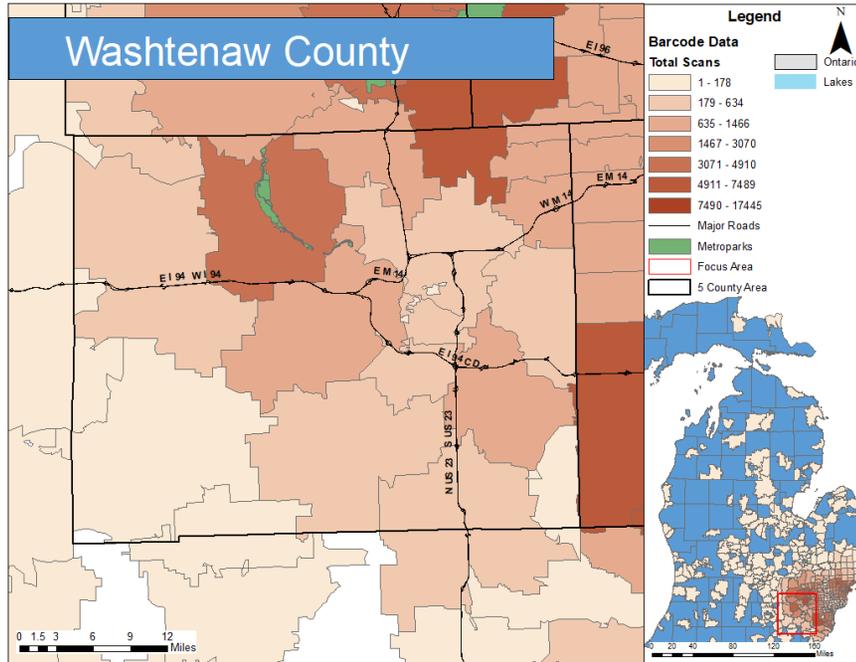
County	City	Zipcode	Total Scans	Annual Scans	Unique Annuals	Daily Passes
Livingston	BRIGHTON	48116	2190	2164	852	26
Livingston	BRIGHTON	48114	1768	1746	639	22
Livingston	HOWELL	48843	1117	1075	489	42
Livingston	PINCKNEY	48169	853	792	333	61
Livingston	HOWELL	48855	337	322	141	15
Livingston	HARTLAND	48353	303	295	119	8
Livingston	GREGORY	48137	166	150	59	16
Livingston	FOWLerville	48836	129	117	47	12
Livingston	LAKELAND	48143	46	44	17	2
Livingston	HAMBURG	48139	24	21	11	3
<b>Total</b>			<b>6933</b>	<b>6726</b>	<b>2707</b>	<b>207</b>



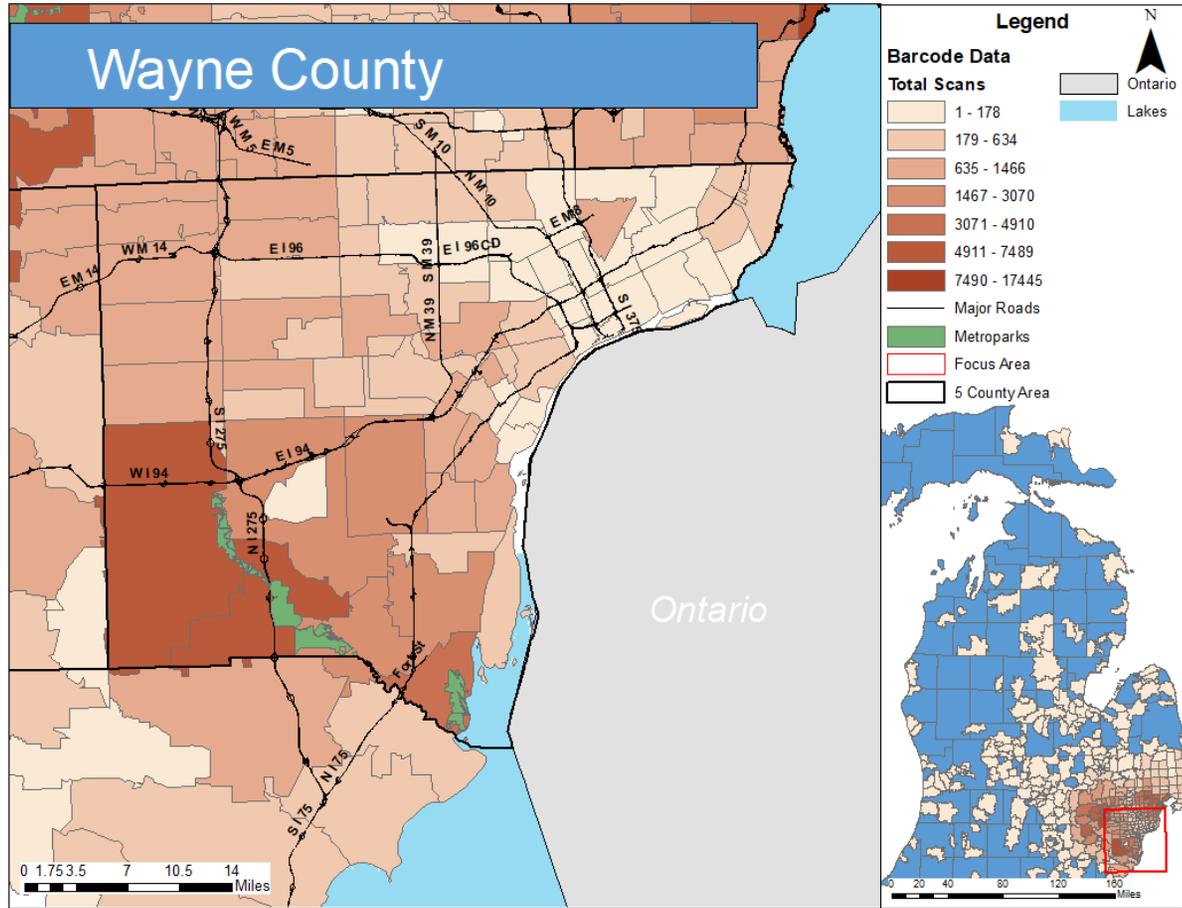
County	City	Zipcode	Total Scans	Annual Scans	Unique Annuals	Daily Passes
Macomb	HARRISON TOWNSHIP	48045	9551	9463	2922	88
Macomb	UTICA	48316	4016	3987	1528	29
Macomb	WASHINGTON	48094	2734	2716	1082	18
Macomb	NEW BALTIMORE	48047	2449	2409	1216	40
Macomb	UTICA	48315	2312	2278	997	34
Macomb	CLINTON TOWNSHIP	48035	1874	1824	646	50
Macomb	MACOMB	48042	1795	1763	766	32
Macomb	MACOMB	48044	1781	1723	896	58
Macomb	STERLING HEIGHTS	48313	1560	1515	683	45
Macomb	ROSEVILLE	48066	1394	1331	509	63
Macomb	UTICA	48317	1282	1256	601	26
Macomb	CLINTON TOWNSHIP	48038	1252	1216	582	36
Macomb	STERLING HEIGHTS	48312	1240	1203	651	37
Macomb	CLINTON TOWNSHIP	48036	1213	1190	451	23
Macomb	MOUNT CLEMENS	48043	1005	984	308	21
Macomb	STERLING HEIGHTS	48310	766	731	345	35
Macomb	SAINT CLAIR SHORES	48082	740	710	270	30
Macomb	SAINT CLAIR SHORES	48080	734	707	252	27
Macomb	SAINT CLAIR SHORES	48081	685	659	273	26
Macomb	FRASER	48026	628	607	247	21
Macomb	STERLING HEIGHTS	48314	621	603	265	18
Macomb	EASTPOINTE	48021	612	566	226	46
Macomb	WARREN	48088	561	532	237	29
Macomb	ROMEIO	48065	522	513	229	9
Macomb	WARREN	48093	481	448	197	33
Macomb	WASHINGTON	48095	437	432	208	5
Macomb	WARREN	48089	409	373	158	36
Macomb	NEW BALTIMORE	48051	408	391	174	17
Macomb	WARREN	48092	359	337	160	22
Macomb	WARREN	48091	299	253	128	46
Macomb	NEW HAVEN	48048	203	192	81	11
Macomb	RAY	48096	162	161	92	1
Macomb	RICHMOND	48062	138	129	61	9
Macomb	CENTER LINE	48015	130	121	63	9
Macomb	ARMADA	48005	104	102	56	2
Macomb	NEW HAVEN	48050	19	19	5	0
Macomb	WARREN	48397	6	5	2	1
Total			44482	43449	17567	1033



Count	City	Zipcode	Total Scans	Annual Scans	Unique Annuals	Daily Passes
Oakland	AUBURN HILLS	48326	325	300	153	25
Oakland	BERKLEY	48072	156	135	84	21
Oakland	BIRMINGHAM	48009	170	153	75	17
Oakland	BLOOMFIELD HILLS	48302	123	106	56	17
Oakland	BLOOMFIELD HILLS	48301	117	108	63	9
Oakland	BLOOMFIELD HILLS	48304	113	104	50	9
Oakland	CLARKSTON	48346	279	232	114	47
Oakland	CLARKSTON	48348	220	173	103	47
Oakland	CLAWSON	48017	105	97	61	8
Oakland	COMMERCE TOWNSHIP	48382	1176	1090	443	86
Oakland	DAVISBURG	48350	155	118	69	37
Oakland	FARMINGTON	48331	351	328	149	23
Oakland	FARMINGTON	48336	335	276	139	59
Oakland	FARMINGTON	48335	296	249	141	47
Oakland	FARMINGTON	48334	210	180	95	30
Oakland	FERNDALE	48220	179	159	89	20
Oakland	FRANKLIN	48025	154	142	64	12
Oakland	HAZEL PARK	48030	107	95	56	12
Oakland	HIGHLAND	48357	587	552	245	35
Oakland	HIGHLAND	48356	470	435	202	35
Oakland	HOLLY	48442	214	172	91	42
Oakland	HUNTINGTON WOODS	48070	56	50	34	6
Oakland	KEEGO HARBOR	48320	46	38	21	8
Oakland	LAKE ORION	48360	161	151	63	10
Oakland	LAKE ORION	48362	86	82	42	4
Oakland	LAKE ORION	48359	71	59	35	12
Oakland	LEONARD	48367	59	58	31	1
Oakland	MADISON HEIGHTS	48071	290	255	155	35
Oakland	MILFORD	48381	4062	4005	1163	57
Oakland	MILFORD	48380	1825	1807	535	18
Oakland	NEW HUDSON	48165	1415	1397	437	18
Oakland	NOVI	48375	530	508	262	22
Oakland	NOVI	48374	411	378	191	33
Oakland	NOVI	48377	377	359	165	18
Oakland	OAK PARK	48237	131	116	63	15
Oakland	OAKLAND	48363	122	118	64	4
Oakland	ORTONVILLE	48462	36	30	19	6
Oakland	OXFORD	48371	96	75	49	21
Oakland	OXFORD	48370	11	10	6	1
Oakland	PLEASANT RIDGE	48069	47	45	21	2
Oakland	PONTIAC	48341	65	62	33	3
Oakland	PONTIAC	48340	61	51	25	10
Oakland	PONTIAC	48342	39	28	17	11
Oakland	ROCHESTER	48307	1434	1388	672	46
Oakland	ROCHESTER	48309	1084	1056	466	28
Oakland	ROCHESTER	48306	1043	1020	487	23
Oakland	ROYAL OAK	48073	327	300	176	27
Oakland	ROYAL OAK	48067	268	249	147	19
Oakland	SOUTH LYON	48178	3779	3688	1332	91
Oakland	SOUTHFIELD	48076	137	96	57	41
Oakland	SOUTHFIELD	48075	115	92	52	23
Oakland	SOUTHFIELD	48033	88	71	38	17
Oakland	SOUTHFIELD	48034	64	54	31	10
Oakland	TROY	48085	580	555	278	25
Oakland	TROY	48084	400	384	182	16
Oakland	TROY	48083	350	317	169	33
Oakland	TROY	48098	285	268	134	17
Oakland	WALLED LAKE	48390	525	474	249	51
Oakland	WATERFORD	48327	431	387	172	44
Oakland	WATERFORD	48329	396	318	140	78
Oakland	WATERFORD	48328	204	163	84	41
Oakland	WEST BLOOMFIELD	48322	258	221	108	37
Oakland	WEST BLOOMFIELD	48324	256	217	106	39
Oakland	WEST BLOOMFIELD	48323	141	129	75	12
Oakland	WHITE LAKE	48383	1257	1144	572	113
Oakland	WHITE LAKE	48386	729	649	302	80
Oakland	WIXOM	48393	534	506	250	28
Total			30524	28632	12252	1892



County	City	Zipcode	Total Scans	Annual Scans	Unique Annual	Daily Passes
Washtenaw	ANN ARBOR	48103	671	620	300	51
Washtenaw	ANN ARBOR	48105	270	243	110	27
Washtenaw	ANN ARBOR	48104	149	134	65	15
Washtenaw	ANN ARBOR	48108	87	75	48	12
Washtenaw	ANN ARBOR	48109	19	16	9	3
Washtenaw	CHELSEA	48118	276	252	103	24
Washtenaw	DEXTER	48130	2831	2750	1074	81
Washtenaw	MANCHESTER	48158	40	30	14	10
Washtenaw	MILAN	48160	115	100	59	15
Washtenaw	SALINE	48176	144	138	71	6
Washtenaw	WHITMORE LAKE	48189	526	502	186	24
Washtenaw	WHITTAKER	48190	23	22	10	1
Washtenaw	WILLIS	48191	77	75	19	2
Washtenaw	YPSILANTI	48197	408	359	159	49
Washtenaw	YPSILANTI	48198	210	180	72	30
<b>Total</b>			<b>5846</b>	<b>5496</b>	<b>2299</b>	<b>350</b>



County	City	Zipcode	Total Scans	Annual Scans	Unique Annuals	Daily Passes
Wayne	ALLEN PARK	48101	422	334	170	88
Wayne	BELLEVILLE	48111	4104	3879	1204	225
Wayne	CANTON	48187	516	444	215	72
Wayne	CANTON	48188	444	376	165	68
Wayne	DEARBORN	48126	393	293	176	100
Wayne	DEARBORN	48124	271	215	123	56
Wayne	DEARBORN	48128	81	64	40	17
Wayne	DEARBORN	48120	60	46	29	14
Wayne	DEARBORN HEIGHTS	48127	331	250	142	81
Wayne	DEARBORN HEIGHTS	48125	191	155	79	36
Wayne	DETROIT	48219	162	122	54	40
Wayne	DETROIT	48210	128	69	42	59
Wayne	DETROIT	48209	116	58	32	58
Wayne	DETROIT	48228	116	67	40	49
Wayne	DETROIT	48221	111	72	37	39
Wayne	DETROIT	48235	105	63	25	42
Wayne	DETROIT	48224	104	62	28	42
Wayne	DETROIT	48215	75	64	32	11
Wayne	DETROIT	48227	69	34	18	35
Wayne	DETROIT	48234	69	49	20	20
Wayne	DETROIT	48205	54	30	21	24
Wayne	DETROIT	48211	49	46	22	3
Wayne	DETROIT	48202	46	33	17	13
Wayne	DETROIT	48207	46	35	16	11
Wayne	DETROIT	48201	41	34	18	7
Wayne	DETROIT	48223	40	28	16	12
Wayne	DETROIT	48206	35	24	15	11
Wayne	DETROIT	48238	29	14	10	15
Wayne	DETROIT	48204	27	14	9	13
Wayne	DETROIT	48226	27	18	11	9
Wayne	DETROIT	48216	22	15	10	7
Wayne	DETROIT	48213	20	16	11	4
Wayne	DETROIT	48214	18	13	10	5
Wayne	DETROIT	48217	12	5	5	7
Wayne	DETROIT	48208	10	6	6	4
Wayne	DETROIT	48233	5	5	3	0
Wayne	DETROIT	48242	3	3	3	0
Wayne	ECORSE	48229	67	53	23	14
Wayne	FLAT ROCK	48134	1289	1244	395	45
Wayne	GARDEN CITY	48135	245	185	88	60
Wayne	GROSSE ILE	48138	170	156	84	14
Wayne	GROSSE POINTE	48236	261	238	119	23
Wayne	GROSSE POINTE	48230	87	75	43	12
Wayne	HAMTRAMCK	48212	229	184	105	45
Wayne	HARPER WOODS	48225	155	135	56	20
Wayne	HIGHLAND PARK	48203	28	16	14	12
Wayne	INKSTER	48141	132	88	50	44
Wayne	LINCOLN PARK	48146	379	336	157	43
Wayne	LIVONIA	48152	326	274	152	52
Wayne	LIVONIA	48154	323	275	162	48
Wayne	LIVONIA	48150	206	177	109	29
Wayne	MELVINDALE	48122	105	79	34	26
Wayne	NEW BOSTON	48164	3746	3702	978	44
Wayne	NORTHVILLE	48167	426	400	201	26
Wayne	NORTHVILLE	48168	326	297	135	29
Wayne	PLYMOUTH	48170	418	366	178	52
Wayne	REDFORD	48239	223	176	83	47
Wayne	REDFORD	48240	97	82	44	15
Wayne	RIVER ROUGE	48218	25	14	10	11
Wayne	RIVERVIEW	48193	308	284	123	24
Wayne	ROCKWOOD	48173	1737	1720	662	17
Wayne	ROMULUS	48174	1304	1228	412	76
Wayne	SOUTHGATE	48195	520	473	221	47
Wayne	TAYLOR	48180	921	763	356	158
Wayne	TRENTON	48183	1433	1380	534	53
Wayne	WAYNE	48184	225	196	83	29
Wayne	WESTLAND	48185	360	283	135	77
Wayne	WESTLAND	48186	349	291	145	58
Wayne	WYANDOTTE	48192	413	379	178	34
Total			25185	22604	8943	2581



Park Specific

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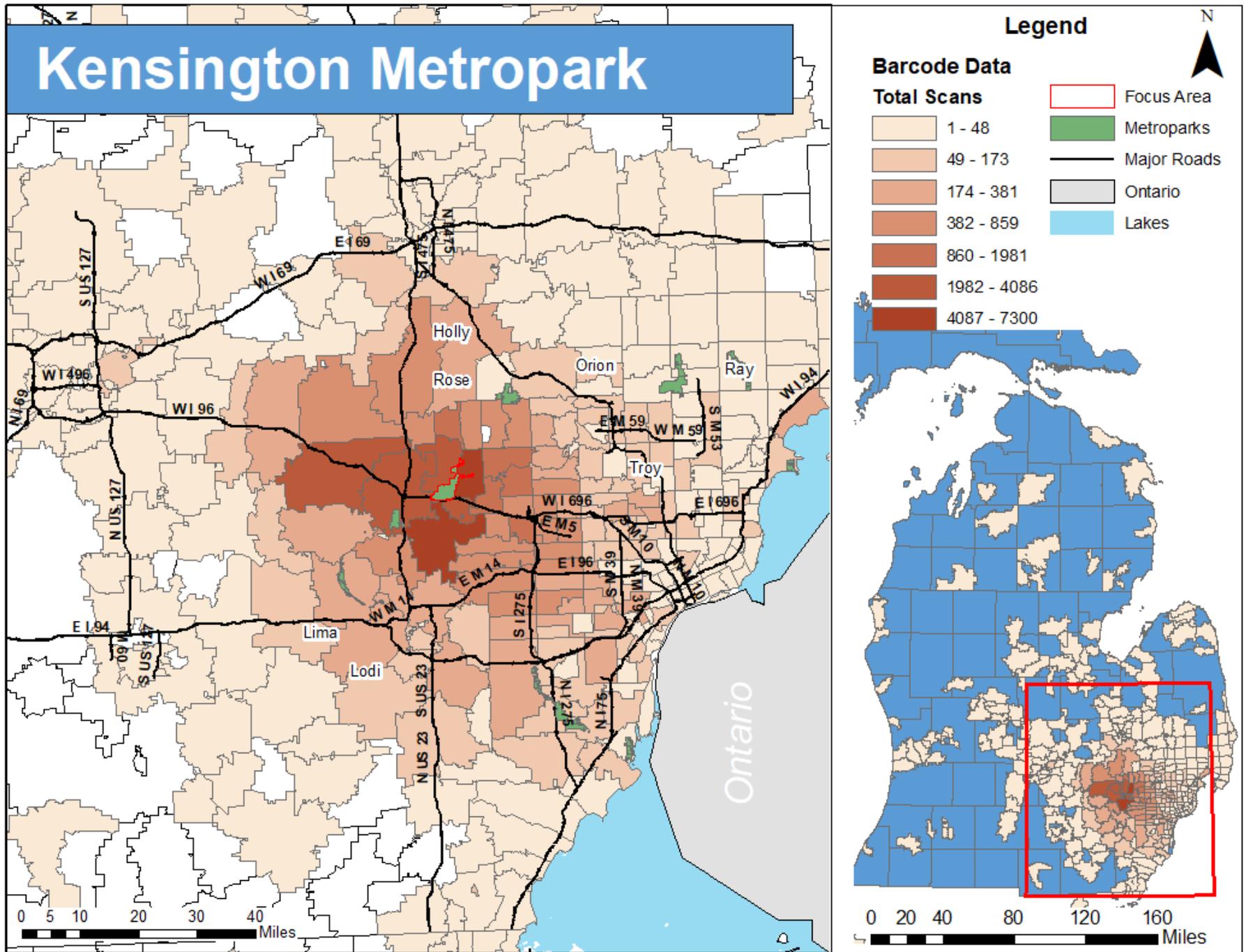
*The following pages show park specific maps of the number of scans from each Zip code attributed to each individual park.*

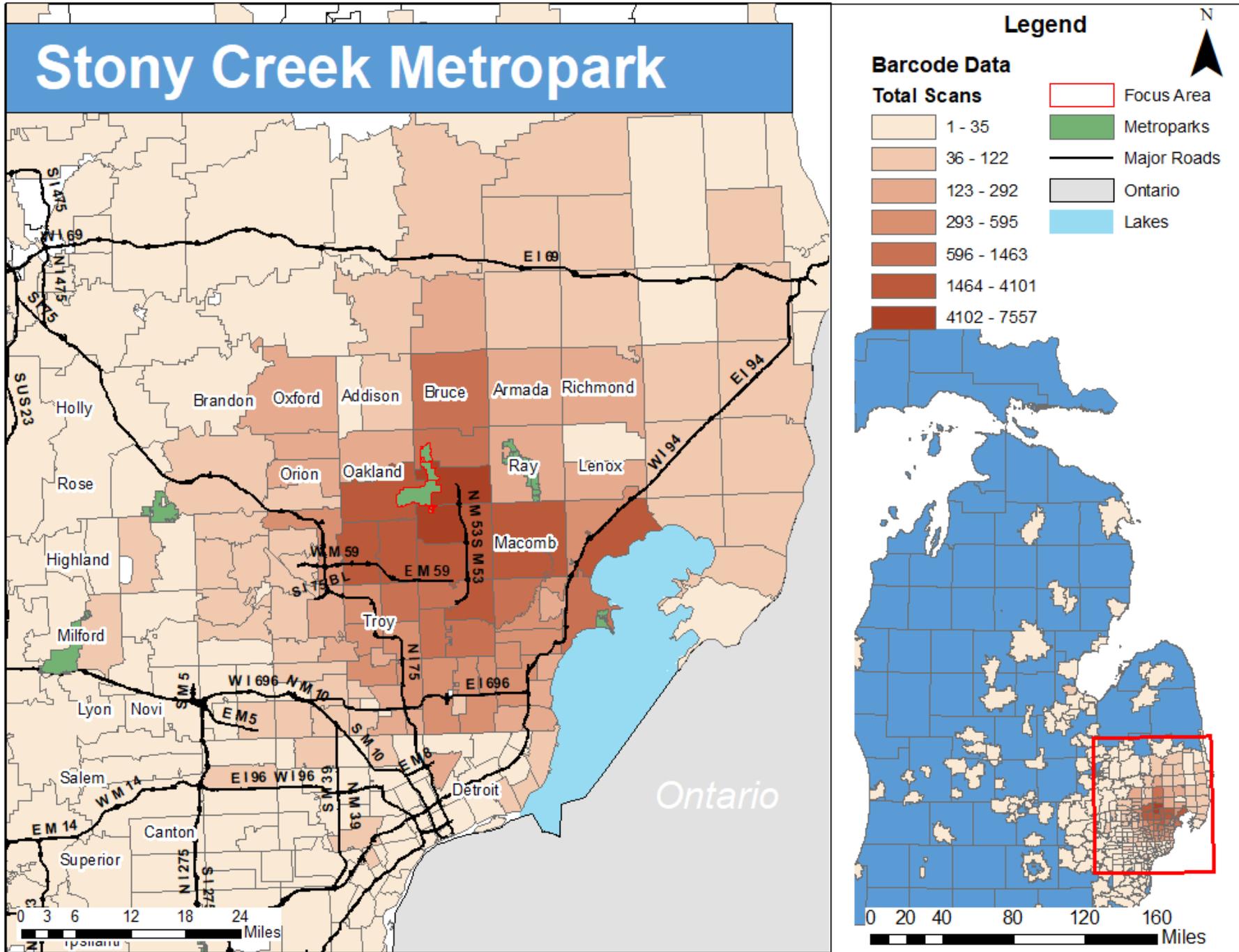
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*Park maps are arranged on the following pages in order from the Metropark with the highest total number of scans (Kensington) to the one with the lowest total number of scans (Oakwoods).*

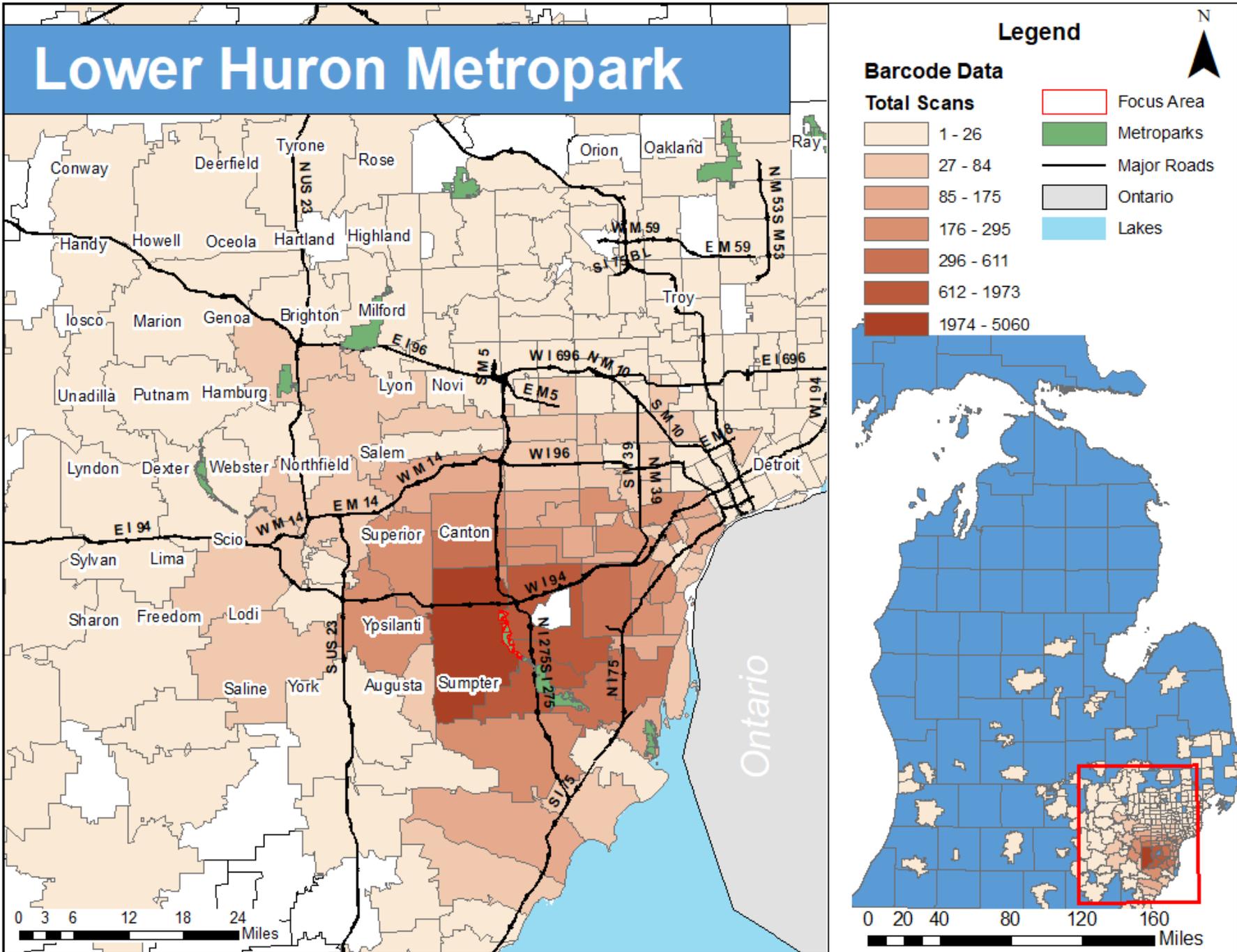
*Administrative Office scans were aggregated and mapped along with Kensington Metropark.*

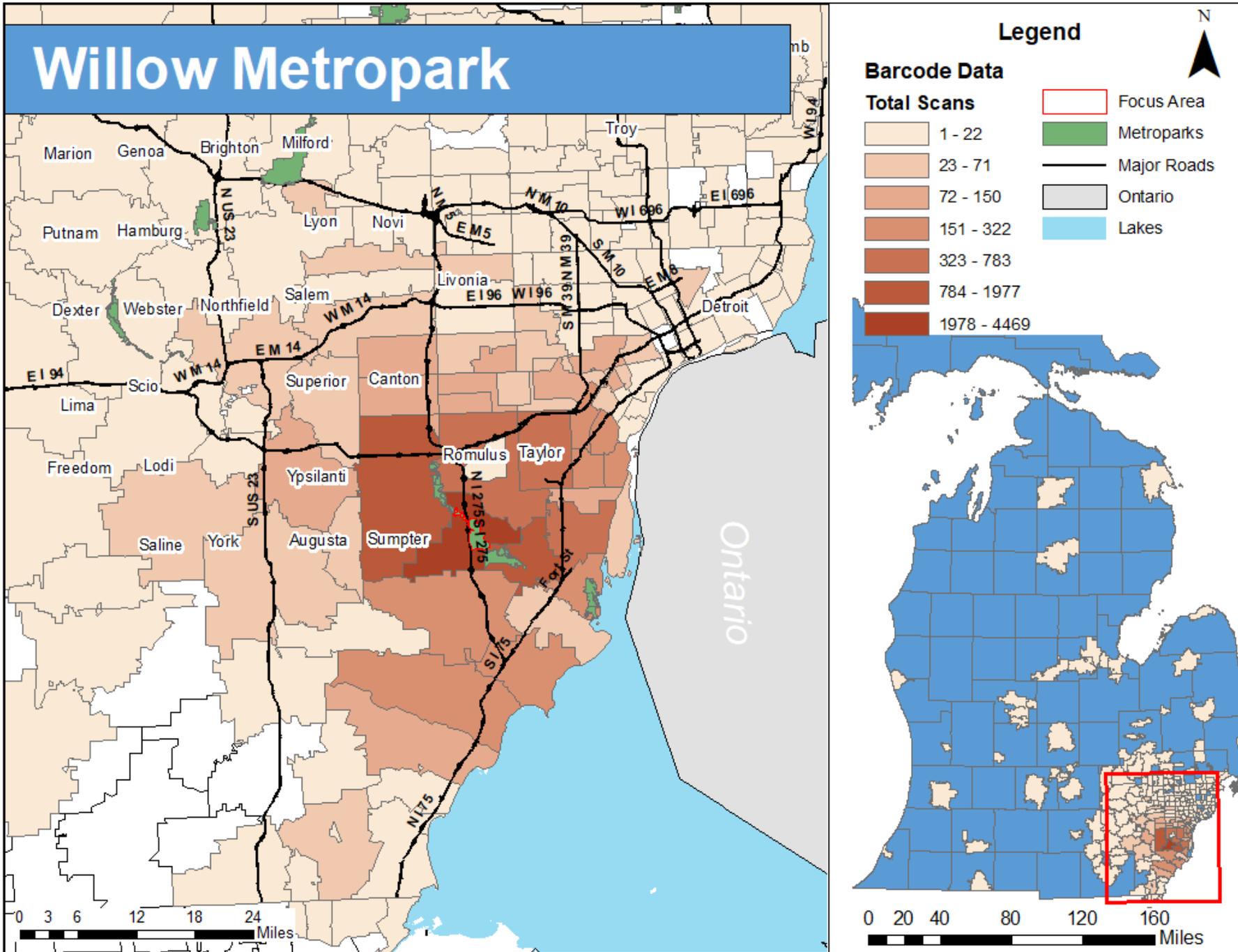
*Scans from both reporting periods (June 16 – July 15 and July 16 – August 15) were included in the following park-specific maps to show a clearer view of the trend of who is using the Metroparks and to eliminate the effects of barcode scanning errors on the heat maps.*

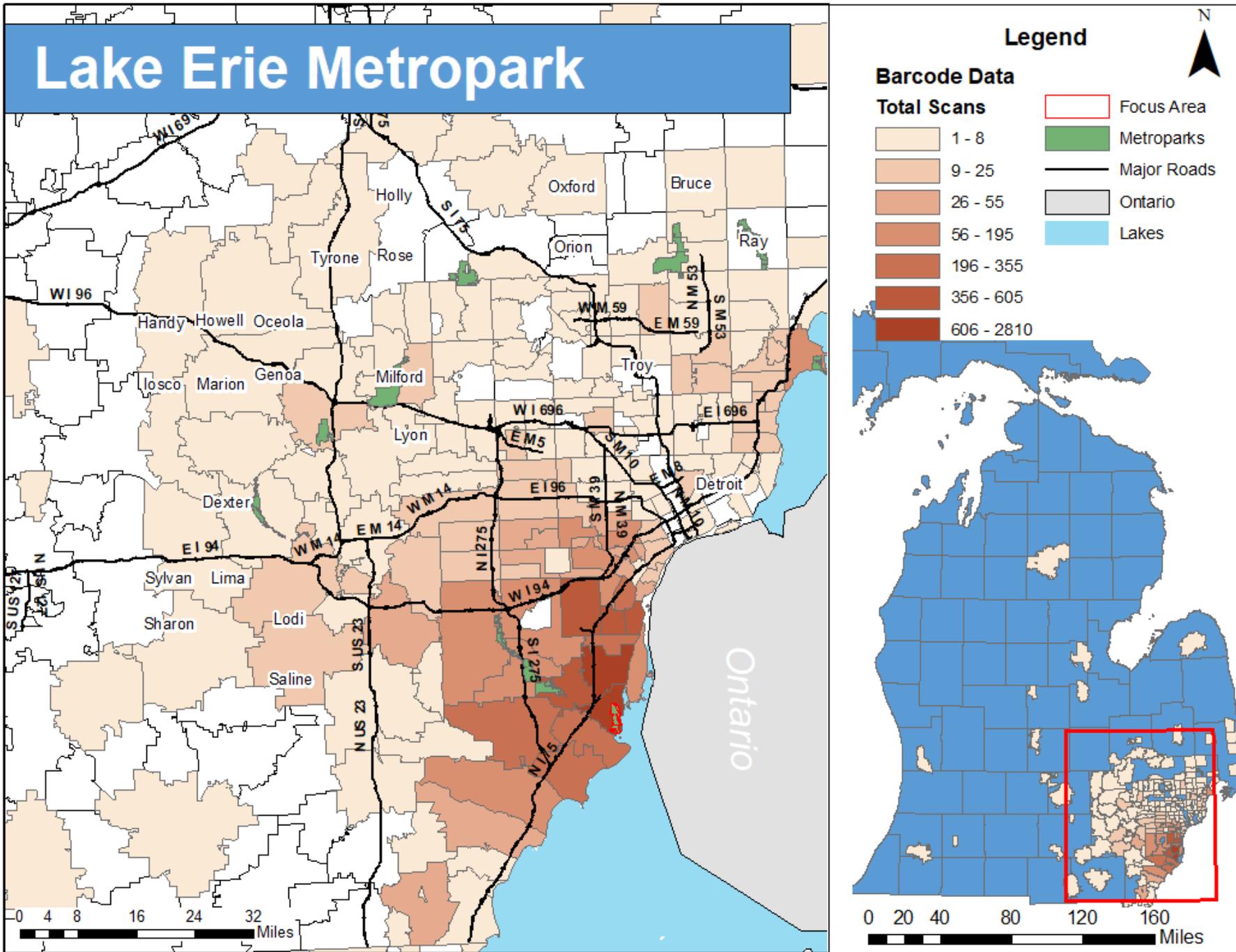


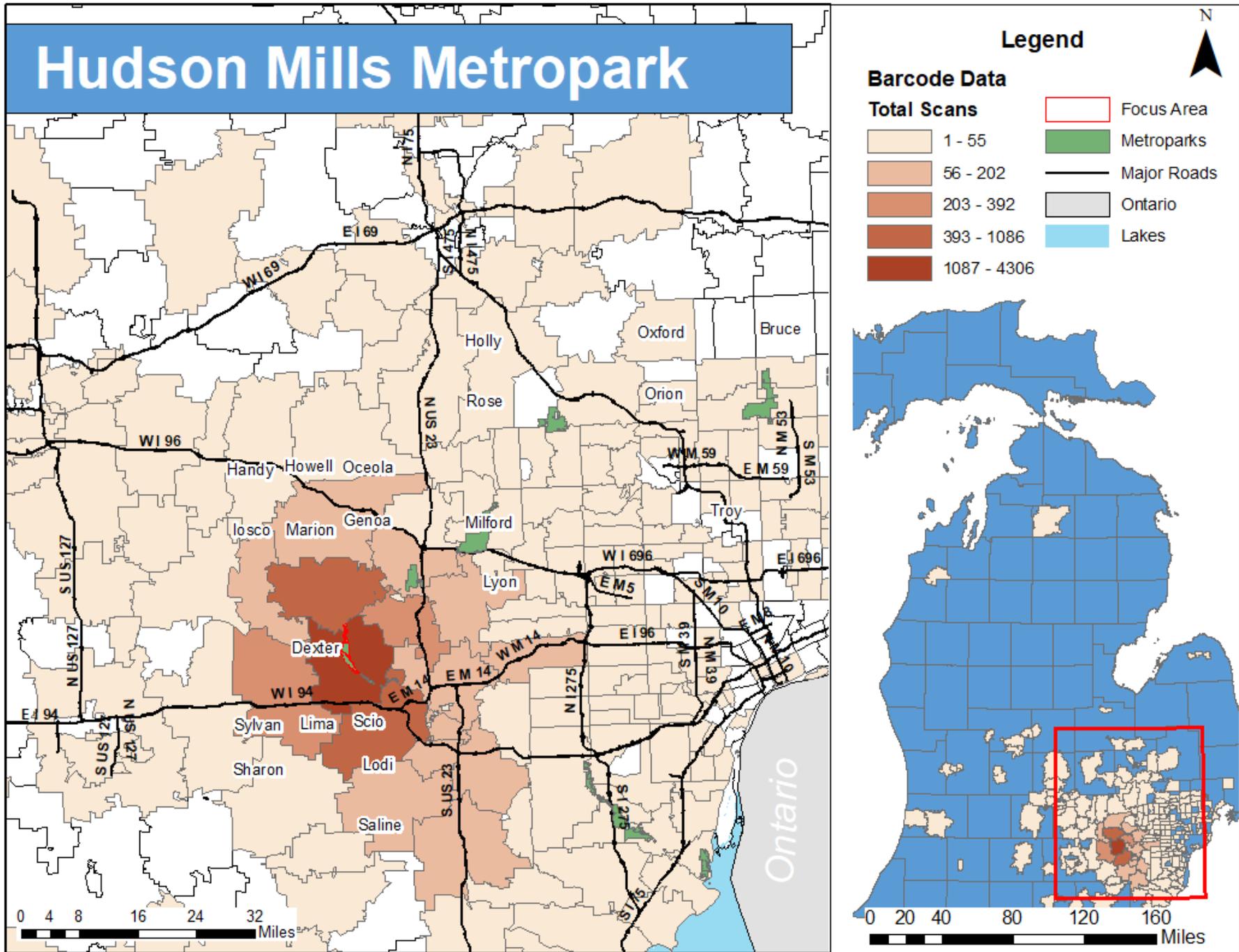


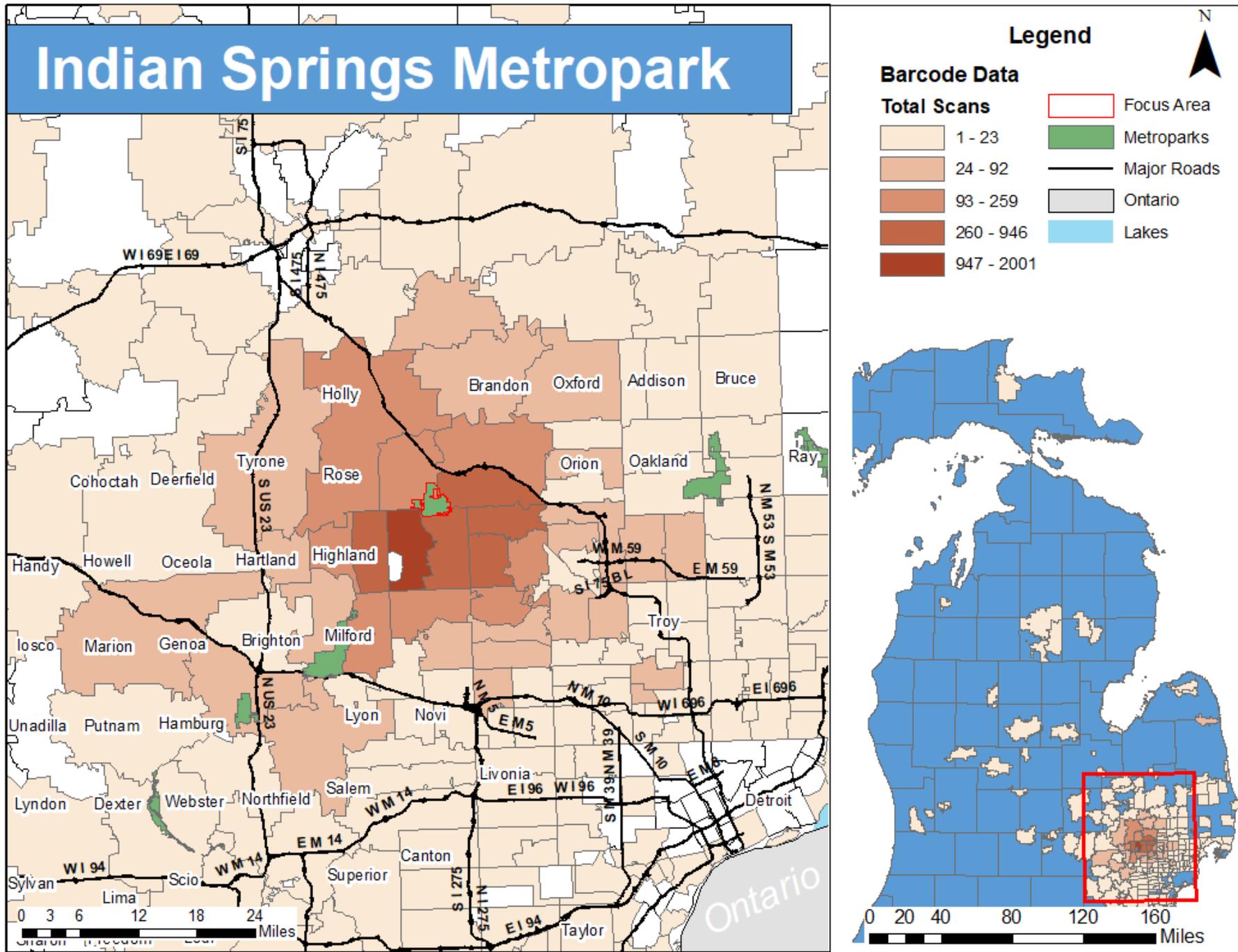


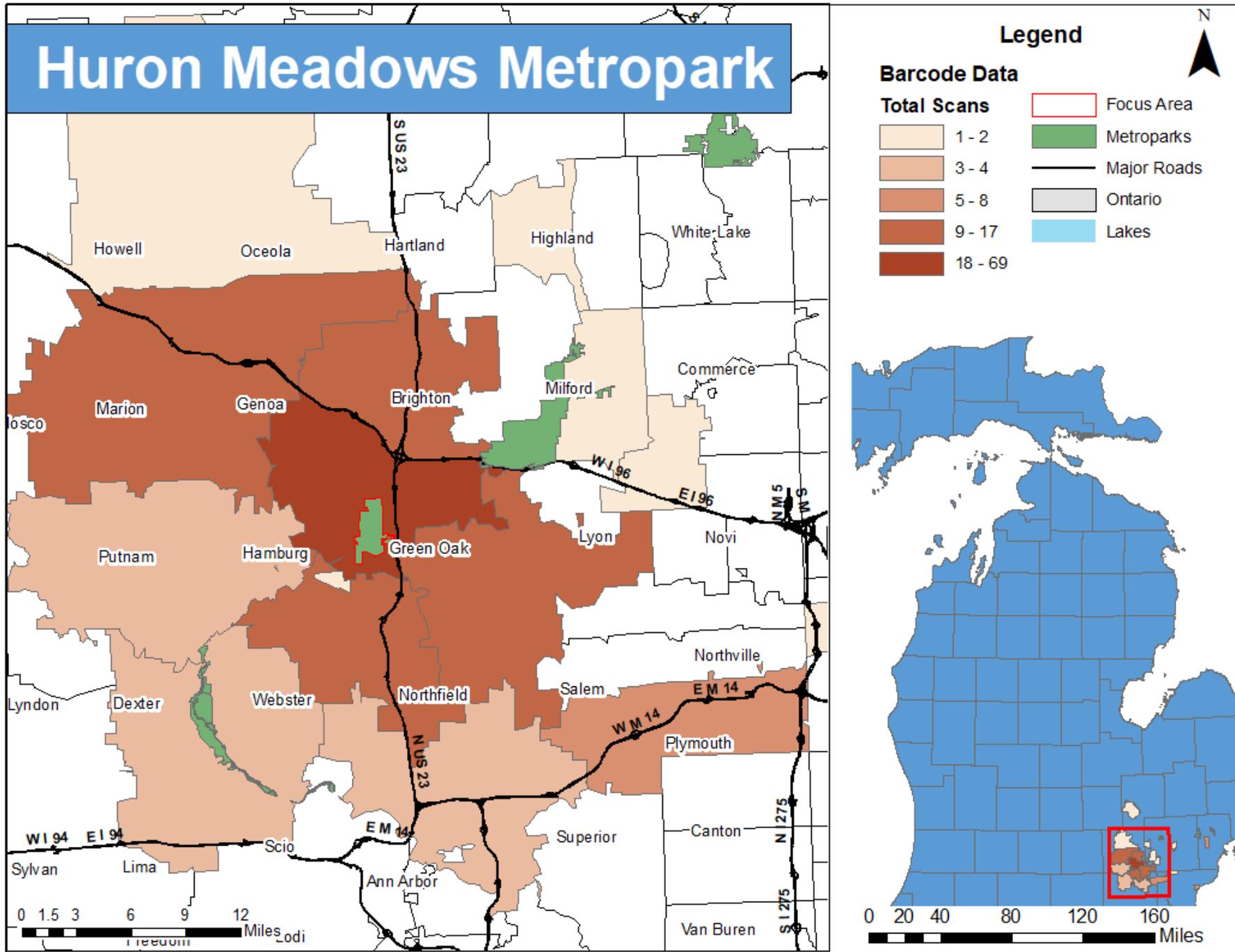


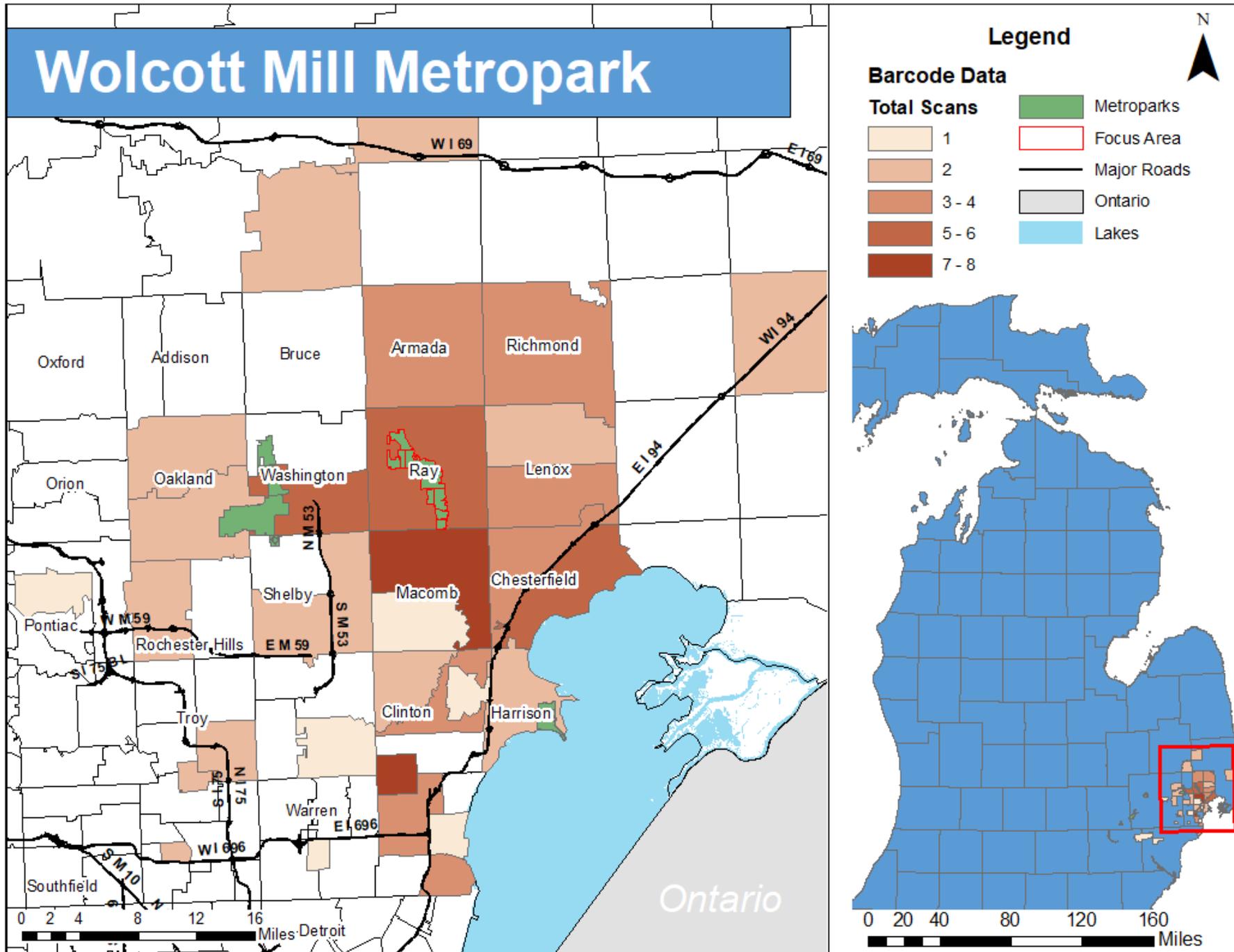


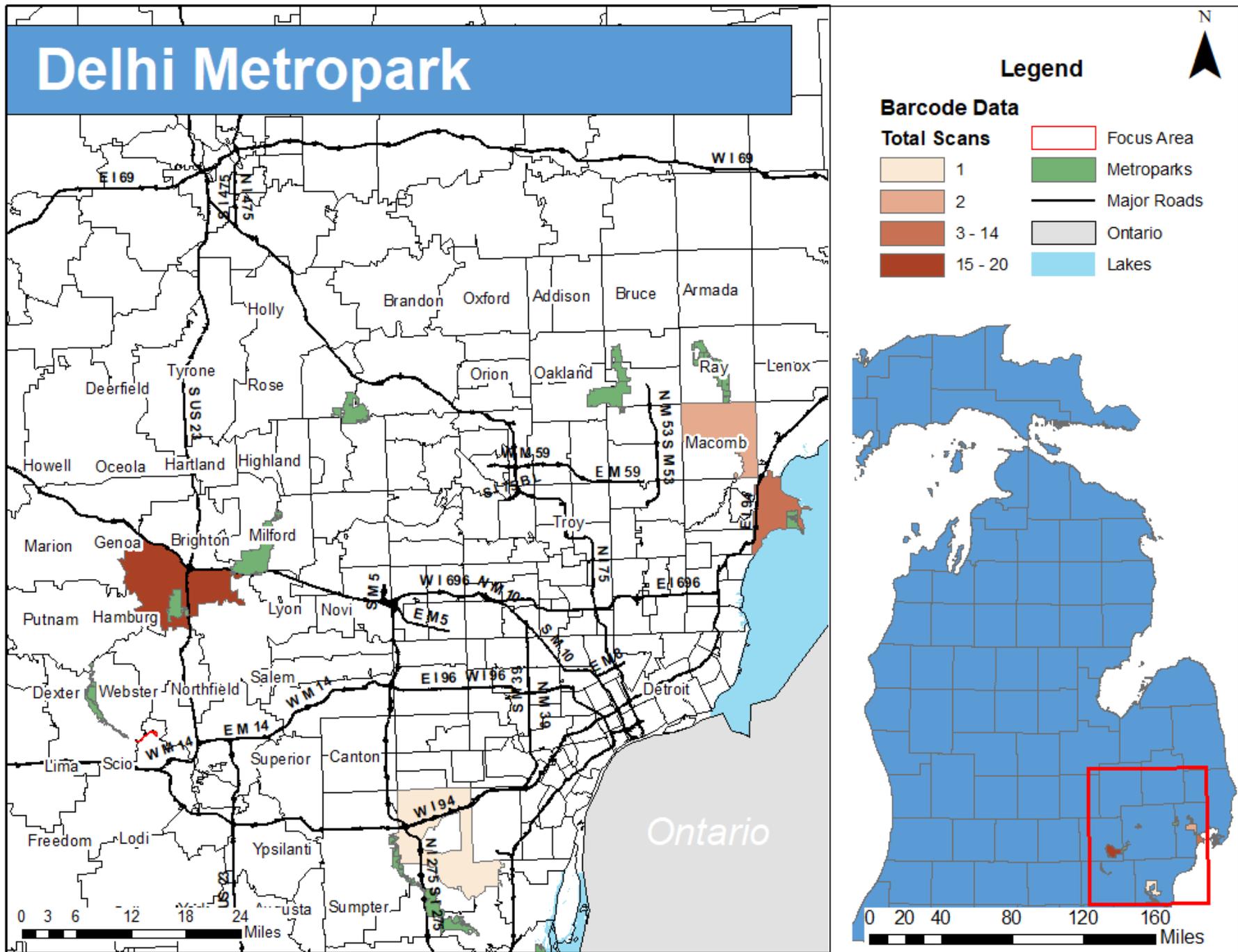


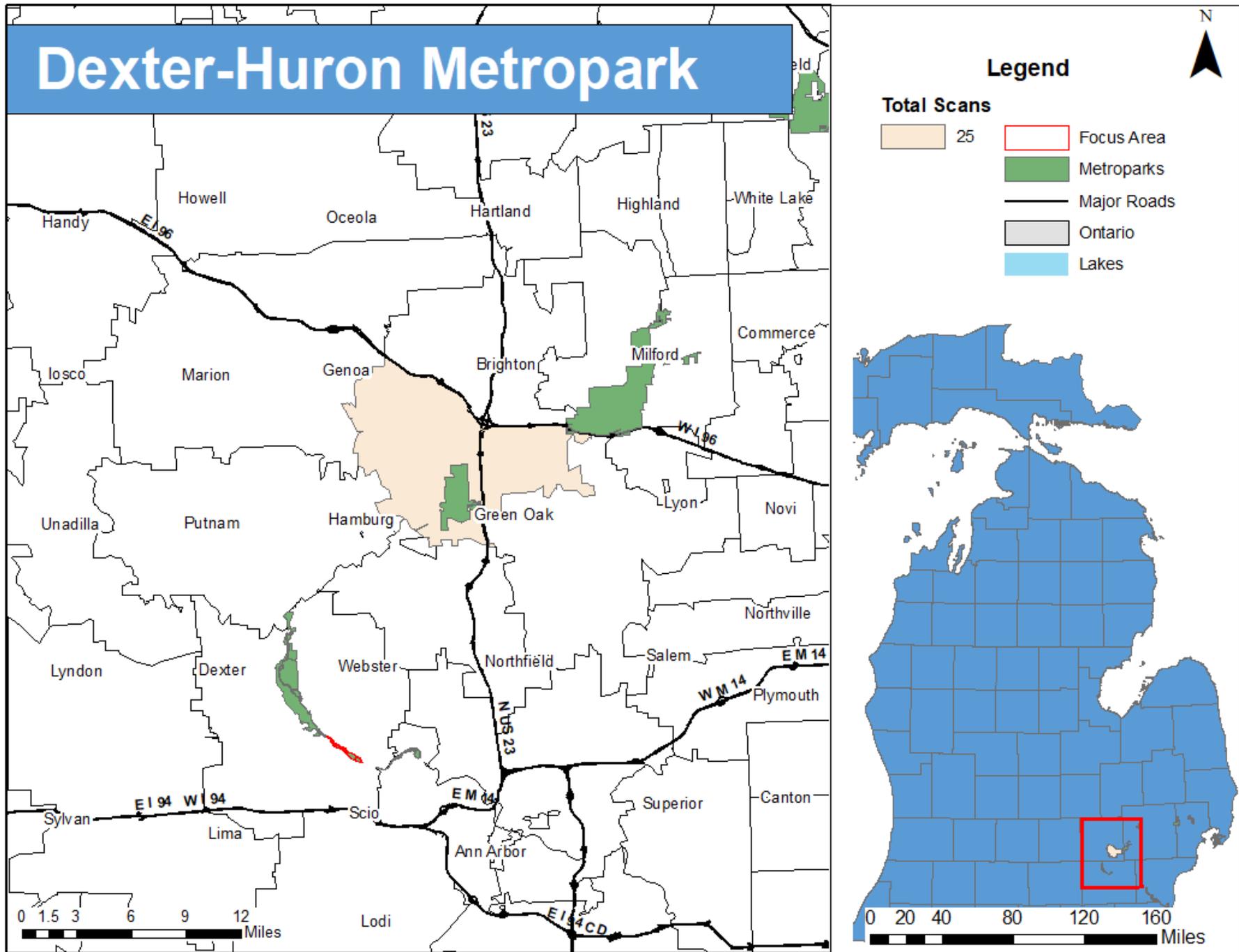


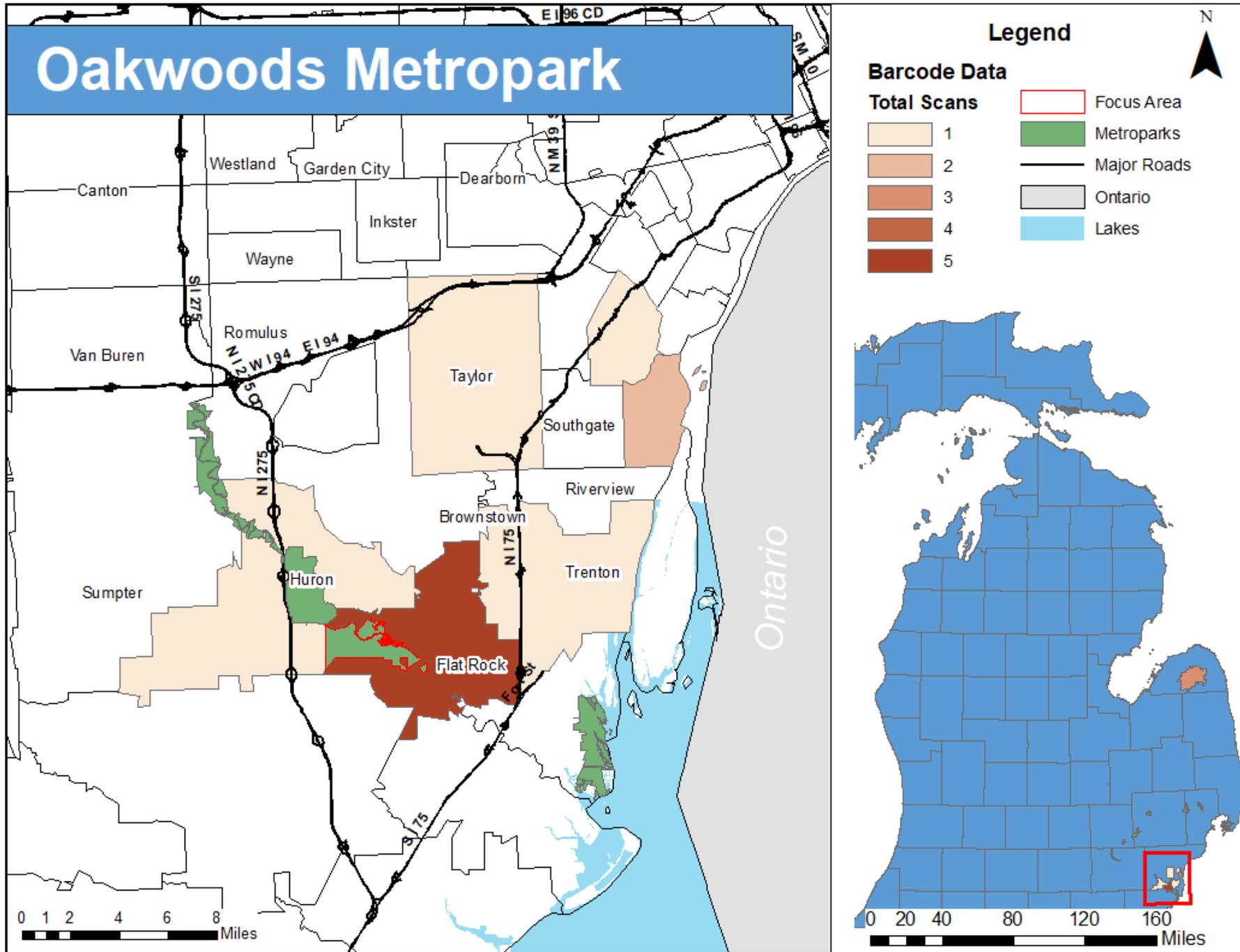














# HURON - CLINTON METROPOLITAN AUTHORITY

To: Board of Commissioners  
From: Nina Kelly, Chief of Planning and Development  
Subject: Approval – Memorandum of Understanding with Wayne County  
Date: September 5, 2019

**Action Requested: Motion to Approve**

That the Board of Commissioners' approve the Collaborative Partnership Memorandum of Understanding (MOU) with Wayne County as recommended by Chief of Planning and Development Nina Kelly and staff.

**Background:** Metroparks staff has worked with Wayne County (particularly and most often with Wayne County Parks) on a number of collaborative regional projects over the past several years.

Staff would like to formalize this partnership to jointly approach future projects affecting the Metroparks in Wayne County (Lower Huron, Willow, Oakwoods and Lake Erie). The proposed MOU outlines general parameters for working together moving forward.

Staff from Miller Canfield has reviewed the proposed agreement on behalf of the Metroparks and Corporation Counsel for Wayne County has reviewed it on behalf of Wayne County.

**Attachments: Wayne County MOU**

## Collaborative Partnership Memorandum of Understanding

### HURON-CLINTON METROPOLITAN AUTHORITY AND WAYNE COUNTY

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The HURON-CLINTON METROPOLITAN AUTHORITY (“HCMA”) and WAYNE COUNTY memorialize the following understandings regarding the Metroparks located in Wayne County, Michigan, this 12<sup>st</sup> day of September 2019.

#### I. Purpose

The purpose of this Memorandum of Understanding (MOU) is to document the collaboration between parties in accordance with the following provisions:

- a. To recognize WAYNE COUNTY as a major partner of the HCMA in the future planning for the Metroparks located within Wayne County, including Oakwoods, Willow, Lake Erie, and Lower Huron Metroparks.
- b. To develop opportunities for improving connectivity into the Metroparks from surrounding communities via terrestrial trails, water trails, transit lines, and wildlife/habitat corridors, and to describe the roles of HCMA and WAYNE COUNTY in future collaborative endeavors.

#### II. Background and Statement of Mutual Interest

Whereas, the HCMA is a regional park system created in 1940 by the citizens of Southeast Michigan for the purpose of providing excellent recreational and educational opportunities while serving as stewards of natural resources, and

Whereas, WAYNE COUNTY is a political subdivision of the State of Michigan, and

Whereas, the mission of WAYNE COUNTY is to support an environment where businesses prosper, and people thrive through activities and programs focused on stimulating the local economy through business retention, expansion, and attraction while improving the overall quality of life for residents, and

Whereas, Oakwoods Willow, Lake Erie and Lower-Huron Metropark are owned by HCMA and managed as public parks and located within WAYNE COUNTY, and

All references to Metroparks in this MOU will refer to the Metroparks existing as of the date of this MOU in WAYNE County, including all authorized modifications thereto, and  
Whereas, WAYNE COUNTY wishes to coordinate with HCMA as advisors on regionally-significant ecological and land-planning projects, programs and initiatives, and

Whereas, HCMA recognizes the value of the Metroparks to park patrons and the citizens of Southeast Michigan as a whole and wishes to utilize WAYNE COUNTY’s expertise to leverage resources for improving and enhancing the Metroparks.

### III. Understandings

1. Collaboration. HCMA will invite WAYNE COUNTY to provide professional advice and guidance to staff regarding collaborative projects while maintaining the final authority regarding proposed changes to the use and aesthetic quality of any HCMA park facilities.
  - a. *Planning*. HCMA staff will implement the planning documents guiding the future of the Metroparks as approved by the Board of Commissioners. WAYNE COUNTY will be invited to participate in planning processes facilitated by HCMA.  
Project design. HCMA will collaborate with WAYNE COUNTY on the design of projects within Oakwoods Metropark, Willow, Lake Erie, and Lower Huron Metroparks. The HCMA Board of Commissioners will have final approval of any project design within the Metroparks.
  - b. *Grants*. HCMA will collaborate with WAYNE COUNTY to apply for funding that will benefit the recreational, educational, and natural resource amenities of the Metroparks and any linked WAYNE COUNTY parks. All grant applications affecting the Metroparks directly will be approved by the HCMA Board of Commissioners. HCMA will collaborate with WAYNE COUNTY to determine the administrative structure of any grant obtained.
  - c. *Access to Metroparks*. Except as otherwise provided below, the Metroparks will be open to permitted users at all times during which they are open to the public, and public access will generally be governed by the policies regarding public access to the Metroparks system as approved by the HCMA Board of Commissioners.
2. Exclusivity. WAYNE COUNTY and HCMA will be the only groups and entities involved during the term of this agreement.
3. Non-fund obligating document. Nothing in this MOU shall obligate HCMA or WAYNE COUNTY to contribute or transfer any funds. Specific work projects or activities that would require the transfer of funds or services between HCMA and WAYNE COUNTY will require execution of separate project-specific agreements and be subject to approval by both parties and contingent upon the availability of appropriated funds.
4. Communications.
  - a. Method of providing notice and obtaining consent. Notice and consent may be provided or confirmed via email or other written communication.
  - b. Authorized Parties.
    - i. WAYNE COUNTY. WAYNE COUNTY will designate an appropriate contact person based on the project in question.
    - ii. HCMA. All communications regarding Oakwoods, Willow, Lake Erie and Lower Huron Metroparks will be directed first to the HCMA Eastern District Superintendent, followed by the most appropriate Department Head(s) (e.g. Engineering, Planning, Natural Resources, Interpretive Services).

- iii. Change in authorized parties. WAYNE COUNTY and HCMA will provide notice to the other party of any changes in the Authorized Parties.
- c. Annual Review.
  - i. Each year, HCMA and WAYNE COUNTY will review this partnership agreement and any collaborative projects to identify opportunities for improvement in communications, organization, and administration.
- 5. Property rights. Nothing in this MOU will convey any property rights or independent decision-making authority to WAYNE COUNTY. All final decisions affecting the infrastructure, aesthetics, and programming at the Metroparks will be made by the HCMA Board of Commissioners.
- 6. Duration. This MOU will continue until midnight on July 31, 2022. Either party may terminate this MOU upon 10 days advance written notice to the other party.

Agreed and understood:

WAYNE COUNTY

\_\_\_\_\_  
By:  
Its:

Date: \_\_\_\_\_

HURON-CLINTON METROPOLITAN AUTHORITY

\_\_\_\_\_  
By: Amy McMillan  
Its: Director

Date: \_\_\_\_\_



## HURON-CLINTON METROPOLITAN AUTHORITY

To: Board of Commissioners  
From: Nina Kelly, Chief of Planning and Development  
Subject: Approval – Memorandum of Understanding with Detroit Riverfront Conservancy  
Date: September 5, 2019

**Action Requested: Motion to Approve**

That the Board of Commissioners' approve the Collaborative Partnership Memorandum of Understanding (MOU) with the Detroit Riverfront Conservancy (DRC) as recommended by Chief of Planning and Development Nina Kelly and staff.

**Background:** The Metroparks has worked with the DRC on a number of special events including Touch-a-Truck and River Days. Immediate future collaborations include interpretive programming with the mobile learning center. In addition, the DRC will be sharing an email survey for the Metroparks to approximately 70,000 of its email subscribers and inviting Metroparks staff to attend their next community meeting in October.

The MOU formalizes this partnership which outlines generally how both organizations propose to continue working together by: (1) facilitating interpretive programs and special events at the DRC, (2) sharing data as allowable, specifically regarding usership of each parties' park spaces, and (3) developing outreach opportunities to assist each other in building relationships with stakeholders, residents, and potential park users.

Legal counsel, Miller Canfield, has reviewed the MOU.

**Attachment: MOU with Detroit Riverfront Conservancy**

## Collaborative Partnership Memorandum of Understanding

### HURON-CLINTON METROPOLITAN AUTHORITY AND DETROIT RIVERFRONT CONSERVANCY

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The HURON-CLINTON METROPOLITAN AUTHORITY (“HCMA”) and the DETROIT RIVERFRONT CONSERVANCY memorialize the following understandings regarding programmatic support, data sharing, and leveraging outreach opportunities between our agencies on this 12<sup>th</sup> day of September 2019.

#### I. Purpose

The purpose of this Memorandum of Understanding (MOU) is to document the collaboration between parties in accordance with the following provisions:

- a. To facilitate programmatic support accordance with HCMA standards and plans.
- b. To share data that is beneficial to both parties, as allowable.
- c. To share opportunities for outreach to each entities’ constituency.

#### II. Background and Statement of Mutual Interest

Whereas, the HCMA is a regional park system created in 1940 by the citizens of southeast Michigan for the purpose of providing excellent recreational and educational opportunities while serving as stewards of natural resources, and

Whereas, the Detroit Riverfront Conservancy is a 501(c)(3) is responsible for the establishment, improvement, operation, maintenance, security, programming and expansion of the Detroit RiverWalk and associated green spaces.

Whereas, as of the date of this MOU, HCMA and the Detroit Riverfront Conservancy recognize the value of this partnership, to park patrons and the citizens of southeast Michigan as a whole and wishes to utilize each entities’ expertise to provide exceptionally high quality recreational experiences.

#### III. Understandings

1. Facilitate programmatic services at the Detroit Riverfront Conservancy.
  - a. *Purpose*. For HCMA to provide programmatic and/or interpretive services as needed or desired at the Detroit Riverfront Conservancy. These services shall be communicated and coordinated amongst both parties.
  - b. *Special Events*. Both parties shall communicate about special events and partner as needed.
2. Data Sharing. Both parties agree to share data as allowable. Such data may include information about usership of either parties’ park space. Either party may request or deny access to data.
3. Outreach Opportunities. Both parties agree to assist each other with opportunities to build relationships with stakeholders, residents, current and potential park users.

Examples could include invitations to community meetings, stakeholder meetings, joint marketing for events or programs, etc. Outreach opportunities can be assessed on a case by case basis, and neither party is obligated to another.

4. Exclusivity. The Detroit Riverfront Conservancy and HCMA will be the only groups and entities involved in the term of this agreement.
5. Non-fund obligating document. Nothing in this MOU shall obligate HCMA or the Detroit Riverfront Conservancy to contribute or transfer any funds. Specific work projects or activities that would require the transfer of funds or services between HCMA and the Detroit Riverfront Conservancy will require execution of separate agreements and be contingent upon the availability of appropriated funds.
6. Communications.
  - a. Method of providing notice and obtaining consent. Notice and consent may be provided or confirmed via email or other written communication.
  - b. Authorized Parties.
    - i. DETROIT RIVERFRONT CONSERVANCY. All communications regarding program partnerships and outreach will be directed first to Rachel Frierson, Director of Programming and all communications regarding the properties associated with the Detroit Riverfront Conservancy will be directed first to Mark Wallace, President and CEO.
    - ii. HCMA. All communications regarding interpretive services will be directed first to Jennifer Jaworski, Chief of Interpretive Services, and all communications regarding the Metroparks generally will be directed to Amy McMillan, Director.
    - iii. Change in authorized parties. DETROIT RIVERFRONT CONSERVANCY and HCMA will provide notice to the other party of any changes in the Authorized Parties.
7. Property rights. Nothing in this MOU will convey any property rights to DETROIT RIVERFRONT CONSERVANCY Liability and indemnification.

DETROIT RIVERFRONT CONSERVANCY, its members, and all volunteers assume all risks and hazards incidental to participation in the foregoing activities. DETROIT RIVERFRONT CONSERVANCY agrees to indemnify, defend, and hold harmless HCMA, its officers, agents, and employees, from all claims, damages, losses, suits, or actions, including reasonable costs and attorney fees, arising or resulting from the installation, construction, operation, maintenance, repair, renewal, replacement or removal of any Trails, natural or man-made materials, or other facilities on HCMA property by DETROIT RIVERFRONT CONSERVANCY or its employees, agents, successors, or assigns upon the HCMA's property described herein.

DETROIT RIVERFRONT CONSERVANCY also agrees to indemnify, defend, and hold harmless HCMA, its agents, employees, officers and servants from all claims, damages, losses and expenses pertaining to the use of HCMA property arising out of its DETROIT RIVERFRONT CONSERVANCY operations or activities, HCMA operations or activities, or the operations or activities of others. However,

notwithstanding anything to the contrary, DETROIT RIVERFRONT CONSERVANCY will not indemnify HCMA for claims arising out of the sole negligence of HCMA.

8. Not an Employee. Although utilizing an HCMA facility, the DETROIT RIVERFRONT CONSERVANCY, its members, agents or volunteers shall not be considered agents or employees of HCMA or any purpose. It is understood by the DETROIT RIVERFRONT CONSERVANCY and HCMA that this MOU is not intended to create a joint venture or principal-agent relationship between them and their respective members, employees, officers, agents or volunteers.
  
9. Duration. This MOU will continue in effect for a period of five years, commencing on September 12, 2019 and ending on September 12, 2014, unless terminated prior thereto. Either party may terminate this MOU upon 10 days advance written notice to the other party.

Agreed and understood:

DETROIT RIVERFRONT CONSERVANCY

\_\_\_\_\_  
By: Mark Wallace  
Its: President and CEO

Date: \_\_\_\_\_

HURON-CLINTON METROPOLITAN AUTHORITY

\_\_\_\_\_  
By: Amy McMillan  
Its: Director

Date: \_\_\_\_\_

**HURON-CLINTON METROPARKS MONTHLY STATISTICS**

**August, 2019**

PARK	MONTHLY VEHICLE ENTRIES			
	Current	Previous	Prev 3 Yr Avg	Change from Average
Lake St Clair	64,996	53,915	54,228	20%
Wolcott Mill	2,575	4,864	6,412	-60%
Stony Creek	88,948	78,773	73,323	21%
Indian Springs	13,828	12,871	12,895	7%
Kensington	100,697	95,692	93,025	8%
Huron Meadows	13,023	12,690	13,093	-1%
Hudson Mills	27,729	23,627	24,820	12%
Lower Huron/Willow/Oakwoods	64,629	65,886	67,421	-4%
Lake Erie	25,212	22,950	23,376	8%
<b>Monthly TOTALS</b>	<b>401,637</b>	<b>371,268</b>	<b>368,593</b>	<b>9%</b>

MONTHLY TOLL REVENUE			
Current	Previous	Prev 3 Yr Avg	Change from Average
\$ 210,385	\$ 162,291	\$ 160,610	31%
\$ 2,836	\$ 3,216	\$ 3,048	-7%
\$ 279,255	\$ 236,062	\$ 237,700	17%
\$ 33,119	\$ 30,554	\$ 29,563	12%
\$ 306,862	\$ 255,674	\$ 248,019	24%
\$ 19,579	\$ 14,391	\$ 11,805	66%
\$ 51,820	\$ 49,861	\$ 52,940	-2%
\$ 151,429	\$ 155,971	\$ 156,186	-3%
\$ 52,461	\$ 45,301	\$ 44,345	18%
<b>\$ 1,107,746</b>	<b>\$ 953,321</b>	<b>\$ 944,217</b>	<b>17%</b>

PARK	Y-T-D VEHICLE ENTRIES			
	Current	Previous	Prev 3 Yr Avg	Change from Average
Lake St Clair	315,509	307,903	302,700	4%
Wolcott Mill	20,286	37,223	42,349	-52%
Stony Creek	409,121	431,204	419,537	-2%
Indian Springs	63,591	64,747	66,356	-4%
Kensington	556,906	562,460	558,096	0%
Huron Meadows	61,171	64,920	64,942	-6%
Hudson Mills	142,453	138,517	143,461	-1%
Lower Huron/Willow/Oakwoods	373,394	392,572	398,339	-6%
Lake Erie	143,028	137,986	141,726	1%
<b>Monthly TOTALS</b>	<b>2,085,459</b>	<b>2,137,532</b>	<b>2,137,507</b>	<b>-2%</b>

Y-T-D TOLL REVENUE			
Current	Previous	Prev 3 Yr Avg	Change from Average
\$ 1,372,349	\$ 1,363,606	\$ 1,324,431	4%
\$ 67,573	\$ 38,416	\$ 28,710	135%
\$ 2,012,819	\$ 1,929,139	\$ 2,028,974	-1%
\$ 248,457	\$ 245,250	\$ 250,137	-1%
\$ 2,201,014	\$ 2,159,450	\$ 2,194,484	0%
\$ 56,128	\$ 51,700	\$ 45,209	24%
\$ 389,105	\$ 394,184	\$ 423,042	-8%
\$ 842,206	\$ 880,394	\$ 918,529	-8%
\$ 513,214	\$ 490,692	\$ 499,919	3%
<b>\$ 7,702,865</b>	<b>\$ 7,552,831</b>	<b>\$ 7,713,436</b>	<b>0%</b>

PARK	MONTHLY PARK REVENUE			
	Current	Previous	Prev 3 Yr Avg	Change from Average
Lake St Clair	\$ 318,708	\$ 260,070	\$ 262,198	22%
Wolcott Mill	\$ 19,020	\$ 23,177	\$ 43,742	-57%
Stony Creek	\$ 614,993	\$ 523,369	\$ 516,704	19%
Indian Springs	\$ 184,620	\$ 185,301	\$ 181,444	2%
Kensington	\$ 737,043	\$ 633,033	\$ 584,736	26%
Huron Meadows	\$ 186,136	\$ 166,168	\$ 159,422	17%
Hudson Mills	\$ 185,532	\$ 160,930	\$ 151,243	23%
Lower Huron/Willow/Oakwoods	\$ 618,835	\$ 598,753	\$ 571,075	8%
Lake Erie	\$ 296,502	\$ 261,010	\$ 246,854	20%
<b>Y-T-D TOTALS</b>	<b>\$3,161,389</b>	<b>\$2,811,811</b>	<b>\$2,717,418</b>	<b>16%</b>

Y-T-D PARK REVENUE			
Current	Previous	Prev 3 Yr Avg	Change from Average
\$ 2,058,039	\$ 2,002,890	\$ 1,969,366	5%
\$ 214,683	\$ 167,984	\$ 266,404	-19%
\$ 3,418,034	\$ 3,306,906	\$ 3,424,712	0%
\$ 887,655	\$ 899,284	\$ 904,567	-2%
\$ 3,981,079	\$ 3,837,230	\$ 3,733,423	7%
\$ 750,233	\$ 712,896	\$ 686,104	9%
\$ 896,169	\$ 872,708	\$ 864,508	4%
\$ 2,512,065	\$ 2,457,852	\$ 2,513,004	0%
\$ 1,470,826	\$ 1,450,690	\$ 1,438,745	2%
##### ####	##### ####	##### ####	2%

District	Y-T-D Vehicle Entries by Management Unit			
	Current	Previous	Prev 3 Yr Avg	Change from Average
Eastern	744,916	776,330	764,587	-3%
Western	824,121	830,644	832,855	-1%
Southern	516,422	530,558	540,065	-4%

Y-T-D Total Revenue by Management Unit			
Current	Previous	Prev 3 Yr Avg	Change from Average
5,690,756	5,477,780	5,660,482	1%
6,515,136	6,322,118	6,188,602	5%
3,982,891	3,908,542	3,951,750	1%

GOLF THIS MONTH	MONTHLY ROUNDS			
	Current	Previous	Prev 3 Yr Avg	Change from Average
Stony Creek	7,003	5,967	5,728	22%
Indian Springs	4,853	4,847	4,646	4%
Kensington	6,683	6,119	5,546	20%
Huron Meadows	5,467	5,127	4,789	14%
Hudson Mills	4,719	3,999	3,481	36%
Willow	5,446	4,399	4,456	22%
Lake Erie	5,294	4,483	4,450	19%
Total Regulation	39,465	34,941	33,096	19%
LSC Par 3	1,482	1,309	1,531	-3%
LSC Foot Golf	210	141	197	7%
<b>Total Golf</b>	<b>41,157</b>	<b>36,391</b>	<b>35,585</b>	<b>16%</b>

MONTHLY REVENUE			
Current	Previous	Prev 3 Yr Avg	Change from Average
\$ 204,432	\$ 192,014	\$ 183,684	11%
\$ 146,196	\$ 138,884	\$ 126,607	15%
\$ 205,411	\$ 185,729	\$ 161,446	27%
\$ 166,547	\$ 151,777	\$ 147,417	13%
\$ 111,301	\$ 92,908	\$ 83,312	34%
\$ 156,971	\$ 130,327	\$ 126,037	25%
\$ 148,891	\$ 126,026	\$ 120,088	24%
\$ 1,139,749	\$ 1,017,665	\$ 948,591	20%
\$ 11,932	\$ 7,664	\$ 8,648	38%
\$ 1,592	\$ 843	\$ 1,272	25%
<b>\$ 1,153,273</b>	<b>\$ 1,026,172</b>	<b>\$ 963,467</b>	<b>20%</b>

GOLF Y-T-D	GOLF ROUNDS Y-T-D			
	Current	Previous	Prev 3 Yr Avg	Change from Average
Stony Creek	23,300	23,695	23,545	-1%
Indian Springs	18,884	19,668	18,954	0%
Kensington	26,656	24,407	23,450	14%
Huron Meadows	21,824	20,603	19,986	9%
Hudson Mills	17,211	16,172	13,919	24%
Willow	17,625	15,535	17,170	3%
Lake Erie	19,804	19,050	18,854	5%
Total Regulation	145,304	139,130	135,878	7%
LSC Par 3	4,638	5,698	6,027	-23%
LSC Foot Golf	695	268	637	9%
<b>Total Golf</b>	<b>150,637</b>	<b>145,096</b>	<b>145,395</b>	<b>4%</b>

GOLF REVENUE Y-T-D			
Current	Previous	Prev 3 Yr Avg	Change from Average
\$ 738,887	\$ 766,391	\$ 764,590	-3%
\$ 568,409	\$ 563,794	\$ 519,373	9%
\$ 819,080	\$ 750,028	\$ 671,553	22%
\$ 670,264	\$ 630,654	\$ 620,057	8%
\$ 411,872	\$ 380,914	\$ 333,879	23%
\$ 515,790	\$ 449,908	\$ 494,703	4%
\$ 543,251	\$ 540,812	\$ 522,430	4%
\$ 4,267,553	\$ 4,082,501	\$ 3,926,586	9%
\$ 36,396	\$ 32,360	\$ 35,321	3%
\$ 4,470	\$ 1,612	\$ 4,880	-8%
<b>\$ 4,308,419</b>	<b>\$ 4,116,473</b>	<b>\$ 3,985,637</b>	<b>8%</b>

AQUATICS THIS MONTH	PATRONS THIS MONTH			
	Current	Previous	Prev 3 Yr Avg	Change from Average
Lake St. Clair	11,728	11,430	10,897	8%
Stony Creek Rip Slide	7,361	7,240	7,693	-4%
KMP Splash	12,413	12,882	11,199	11%
Lower Huron	23,538	26,329	24,870	-5%
Willow	4,212	3,655	4,023	5%
Lake Erie	7,820	7,349	6,786	15%
<b>TOTALS</b>	<b>67,072</b>	<b>68,885</b>	<b>65,841</b>	<b>2%</b>

MONTHLY REVENUE			
Current	Previous	Prev 3 Yr Avg	Change from Average
\$ 58,556	\$ 56,847	\$ 53,918	9%
\$ 39,644	\$ 40,430	\$ 41,840	-5%
\$ 83,008	\$ 75,152	\$ 65,084	28%
\$ 270,575	\$ 270,389	\$ 250,500	8%
\$ 19,672	\$ 16,962	\$ 21,104	-7%
\$ 63,069	\$ 58,638	\$ 53,483	18%
<b>\$ 534,524</b>	<b>\$ 518,418</b>	<b>\$ 488,285</b>	<b>9%</b>

AQUATICS Y-T-D	PATRONS Y-T-D			
	Current	Previous	Prev 3 Yr Avg	Change from Average
Lake St. Clair	43,689	44,976	44,884	-3%
Stony Creek Rip Slide	22,439	24,922	28,512	-21%
KMP Splash	38,550	42,973	41,678	-8%
Lower Huron	81,703	89,841	87,874	-7%
Willow	19,228	18,147	18,852	2%
Lake Erie	31,341	32,425	31,632	-1%
<b>TOTALS</b>	<b>236,950</b>	<b>253,284</b>	<b>254,349</b>	<b>-7%</b>

REVENUE Y-T-D			
Current	Previous	Prev 3 Yr Avg	Change from Average
\$ 217,979	\$ 224,559	\$ 224,203	-3%
\$ 117,354	\$ 127,606	\$ 145,953	-20%
\$ 273,126	\$ 254,826	\$ 246,872	11%
\$ 934,625	\$ 909,269	\$ 878,492	6%
\$ 88,363	\$ 84,057	\$ 91,734	-4%
\$ 254,208	\$ 252,634	\$ 249,045	2%
<b>\$ 1,885,655</b>	<b>\$ 1,852,950</b>	<b>\$ 1,842,805</b>	<b>2%</b>

HURON-CLINTON METROPARKS MONTHLY STATISTICS

August, 2019

PARK	Seasonal Activities this Month				Monthly Revenue			
	Current	Previous	Prev 3 Yr Avg	Change from Average	Current	Previous	Prev 3 Yr Avg	Change from Average
<b>Lake St. Clair</b>								
Welsh Center	1	4	2	-57%	\$ 800	\$ 3,200	\$ 1,867	-57%
Shelters	38	16	15	159%	\$ 10,145	\$ 3,815	\$ 4,290	136%
Boat Launches	1,376	783	1,047	31%	\$ -	\$ -	\$ -	-
Marina	541	724	577	-6%	\$ 3,662	\$ 4,493	\$ 5,023	-27%
Mini-Golf	3,466	2,604	2,141	62%	\$ 12,219	\$ 8,797	\$ 7,313	67%
<b>Wolcott</b>								
Activity Center	5	10	11	-56%	\$ 3,500	\$ 2,500	\$ 1,167	200%
<b>Stony Creek</b>								
Disc Golf Daily	1,869	1,799	2,068	-10%	\$ 6,239	\$ 5,397	\$ 6,691	-7%
Disc Golf Annual	0	0	0	-	\$ -	\$ -	\$ 18	-
Total Disc Golf	1,869	1,799	2,068	-10%	\$ 6,239	\$ 5,397	\$ 6,709	-7%
Shelters	41	25	23	78%	\$ 9,150	\$ 5,625	\$ 5,175	77%
Boat Rental	5,033	3,624	3,468	45%	\$ 52,270	\$ 37,245	\$ 36,865	42%
Boat Launches	123	129	110	12%	\$ -	\$ -	\$ -	-
<b>Indian Springs</b>								
Shelters	4	4	3	20%	\$ 550	\$ 800	\$ 417	32%
Event Room	2	8	8	-75%	\$ 3,000	\$ 13,000	\$ 14,541	-79%
<b>Kensington</b>								
Disc Golf Daily	2,550	2,646	2,842	-10%	\$ 7,650	\$ 7,938	\$ 8,525	-10%
Disc Golf Annual	1	1	1	0%	\$ 60	\$ 55	\$ 55	9%
Total Disc Golf	2,551	2,647	2,843	-10%	\$ 7,710	\$ 7,993	\$ 8,580	-10%
Shelters	54	27	27	100%	\$ 12,150	\$ 6,975	\$ 6,975	74%
Boat Rental	4,839	4,469	4,270	13%	\$ 67,273	\$ 53,490	\$ 53,605	25%
<b>Huron Meadows</b>								
Shelters	0	0	1	-	\$ -	\$ -	\$ 133	-
<b>Hudson Mills</b>								
Disc Golf Daily	882	667	946	-7%	\$ 2,646	\$ 2,001	\$ 2,838	-7%
Disc Golf Annual	1	0	0	200%	\$ 60	\$ -	\$ 12	414%
Total Disc Golf	883	667	946	-7%	\$ 2,706	\$ 2,001	\$ 2,850	-5%
Shelters	9	8	6	42%	\$ 1,800	\$ 1,600	\$ 1,267	42%
Canoe Rental	3,044	1,990	1,794	70%	\$ 15,419	\$ 11,311	\$ 8,572	80%
<b>Lower Huron / Willow / Oakwoods</b>								
Disc Golf Daily	195	225	175	11%	\$ 585	\$ 675	\$ 525	11%
Disc Golf Annual	0	1	0	-	\$ -	\$ 55	\$ 18	-
Total Disc Golf	195	226	175	11%	\$ 585	\$ 730	\$ 543	8%
Shelters	27	22	16	69%	\$ 5,850	\$ 5,000	\$ 3,483	68%
<b>Lake Erie</b>								
Shelters	10	5	4	150%	\$ 2,400	\$ 1,100	\$ 900	167%
Boat Launches	1,884	1,730	1,755	7%	\$ -	\$ -	\$ -	-
Marina	0	467	180	-	\$ 28,244	\$ 27,147	\$ 26,426	7%

PARK	Seasonal Activities Y-T-D				Seasonal Revenue Y-T-D			
	Current	Previous	Prev 3 Yr Avg	Change from Average	Current	Previous	Prev 3 Yr Avg	Change from Average
<b>Lake St. Clair</b>								
Welsh Center	46	48	34	34%	\$ 36,325	\$ 35,350	\$ 26,783	36%
Shelters	304	228	218	39%	\$ 79,055	\$ 55,939	\$ 56,768	39%
Boat Launches	3,176	3,466	4,241	-25%	\$ -	\$ -	\$ -	-
Marina	1,451	1,889	2,138	-32%	\$ 14,438	\$ 18,585	\$ 18,358	-21%
Mini-Golf	8,746	7,618	7,761	13%	\$ 31,956	\$ 27,218	\$ 27,744	15%
<b>Wolcott</b>								
Activity Center	31	69	71	-57%	\$ 19,480	\$ 13,650	\$ 12,180	60%
<b>Stony Creek</b>								
Disc Golf Daily	9,212	9,294	11,470	-20%	\$ 31,298	\$ 29,797	\$ 37,487	-17%
Disc Annual	104	102	119	-13%	\$ 5,860	\$ 5,590	\$ 6,372	-8%
Total Disc Golf	9,316	9,396	11,589	-20%	\$ 37,158	\$ 35,387	\$ 43,858	-15%
Shelters	378	316	335	13%	\$ 85,025	\$ 71,100	\$ 73,412	16%
Boat Rental	15,898	14,260	14,845	7%	\$ 167,742	\$ 148,524	\$ 156,681	7%
Boat Launches	715	718	684	5%	\$ -	\$ -	\$ -	-
<b>Indian Springs</b>								
Shelters	68	38	37	84%	\$ 9,375	\$ 7,250	\$ 5,917	58%
Event Room	23	37	39	-42%	\$ 41,500	\$ 59,500	\$ 70,251	-41%
<b>Kensington</b>								
Disc Golf Daily	14,399	15,053	16,979	-15%	\$ 47,604	\$ 48,787	\$ 52,146	-9%
Disc Annual	173	180	149	16%	\$ 10,080	\$ 9,720	\$ 8,007	26%
Total Disc Golf	14,572	15,233	17,128	-15%	\$ 57,684	\$ 58,507	\$ 60,153	-4%
Shelters	455	391	357	27%	\$ 102,163	\$ 89,325	\$ 87,678	17%
Boat Rental	15,958	16,320	15,708	2%	\$ 218,019	\$ 198,139	\$ 201,035	8%
<b>Huron Meadows</b>								
Shelters	25	25	22	12%	\$ 5,000	\$ 5,000	\$ 4,533	10%
<b>Hudson Mills</b>								
Disc Golf Daily	4,913	4,714	6,499	-24%	\$ 14,739	\$ 14,142	\$ 19,496	-24%
Disc Annual	130	163	145	-10%	\$ 7,600	\$ 8,765	\$ 7,768	-2%
Total Disc Golf	5,043	4,877	6,644	-24%	\$ 22,339	\$ 22,907	\$ 27,264	-18%
Shelters	71	92	96	-26%	\$ 14,200	\$ 19,800	\$ 19,867	-29%
Canoe Rental	7,520	5,962	5,610	34%	\$ 22,274	\$ 18,683	\$ 23,417	-5%
<b>Lower Huron / Willow / Oakwoods</b>								
Disc Golf Daily	815	1,029	801	2%	\$ 2,445	\$ 3,096	\$ 2,407	2%
Disc Annual	7	16	10	-28%	\$ 420	\$ 840	\$ 512	-18%
Total Disc Golf	822	1,045	811	1%	\$ 2,865	\$ 3,936	\$ 2,919	-2%
Shelters	258	261	251	3%	\$ 56,100	\$ 57,450	\$ 54,742	2%
<b>Lake Erie</b>								
Shelters	74	58	61	22%	\$ 16,200	\$ 12,600	\$ 13,567	19%
Boat Launches	13,484	12,366	12,586	7%	\$ -	\$ -	\$ -	-
Marina	0	1,973	715	-	\$ 133,567	\$ 140,880	\$ 139,914	-5%

INTERPRETIVE FACILITIES

PARK	Monthly Patrons Served			
	(total program participants and non-program visitors)			
	Current	Previous	Prev 3 Yr Avg	Change from Average
Lake St Clair	21,800	17,963	19,893	10%
Wolcott Mill	1,650	2,396	2,729	-40%
Wolcott Farm	4,519	4,875	4,975	-9%
Stony Creek	19,813	18,793	19,196	3%
Eastern Mobile Center	308	912	892	-65%
Indian Springs	7,794	7,273	7,896	-1%
Kens NC	30,881	27,139	26,703	16%
Kens Farm	31,169	27,863	30,799	1%
Western Mobile Center	543	334	873	-38%
Hudson Mills	3,636	3,880	3,732	-3%
Oakwoods	16,099	15,418	15,190	6%
Lake Erie	16,926	15,728	15,690	8%
Southern Mobile Center	176	136	138	27%
Totals	155,314	142,710	148,706	4%

PARK	YTD Patrons Served			
	(total program participants and non-program visitors)			
	Current	Previous	Prev 3 Yr Avg	Change from Average
Lake St Clair	133,959	126,261	131,105	2%
Wolcott Mill	12,324	25,635	21,092	-42%
Wolcott Farm	38,088	81,040	52,673	-28%
Stony Creek	129,980	125,524	132,158	-2%
Eastern Mobile Center	7,286	15,400	11,596	-37%
Indian Springs	52,052	7,273	39,593	31%
Kens NC	197,855	189,569	192,613	3%
Kens Farm	184,880	62,164	153,307	21%
Western Mobile Center	7,641	748	5,392	42%
Hudson Mills	28,684	3,880	19,584	46%
Oakwoods	101,898	99,377	102,050	0%
Lake Erie	104,460	31,703	79,083	32%
Southern Mobile Center	10,736	8,747	8,785	22%
Totals	1,009,843	777,321	949,031	6%

PARK	Monthly Revenue			
	Current	Previous	Prev 3 Yr Avg	Change from Average
Lake St Clair	\$ 2,093	\$ 1,353	\$ 1,673	25%
Wolcott Mill	\$ 68	\$ 741	\$ 528	-87%
Wolcott Farm	\$ 2,861	\$ 1,292	\$ 988	190%
Wagon Rides	\$ -	\$ 439	\$ 706	-
Livestock/Produce	\$ 5,860	\$ 9,755	\$ 8,339	-30%
<b>FARM TOTAL</b>	<b>\$ 8,721</b>	<b>\$ 11,486</b>	<b>\$ 10,033</b>	<b>-13%</b>
Stony Creek	\$ 626	\$ 1,089	\$ 1,647	-62%
Eastern Mobile Center	\$ 625	\$ 375	\$ 308	103%
Indian Springs	\$ 1,755	\$ 1,568	\$ 2,469	-29%
Kens NC	\$ 2,366	\$ 2,943	\$ 2,034	16%
Kens Farm	\$ 2,888	\$ 4,950	\$ 3,015	-4%
Wagon Rides	\$ 2,610	\$ 2,406	\$ 2,982	-12%
Livestock/Produce	\$ 250	\$ 585	\$ 1,307	-81%
<b>FARM TOTAL</b>	<b>\$ 5,748</b>	<b>\$ 7,941</b>	<b>\$ 7,304</b>	<b>-21%</b>
Western Mobile Center	\$ 2,250	\$ 1,300	\$ 933	141%
Hudson Mills	\$ 280	\$ 864	\$ 642	-56%
Oakwoods	\$ 685	\$ 1,005	\$ 735	-7%
Lake Erie	\$ 531	\$ 730	\$ 729	-27%
Southern Mobile Center	\$ 1,563	\$ 425	\$ 308	407%
Totals	\$ 27,311	\$ 31,819	\$ 29,343	-7%

PARK	YTD Revenue			
	Current	Previous	Prev 3 Yr Avg	Change from Average
Lake St Clair	\$ 20,931	\$ 17,436	\$ 22,787	-8%
Wolcott Mill	\$ 4,023	\$ 13,997	\$ 11,019	-63%
Wolcott Farm	\$ 57,993	\$ 46,544	\$ 47,230	23%
Wagon Rides	\$ -	\$ 6,950	\$ 8,794	-
Livestock/Produce	\$ 41,332	\$ 23,395	\$ 21,886	89%
<b>FARM TOTAL</b>	<b>\$ 99,325</b>	<b>\$ 76,889</b>	<b>\$ 77,910</b>	<b>27%</b>
Stony Creek	\$ 14,630	\$ 17,296	\$ 18,967	-23%
Eastern Mobile Center	\$ 9,088	\$ 13,088	\$ 5,791	57%
Indian Springs	\$ 18,837	\$ 22,511	\$ 25,505	-26%
Kens NC	\$ 26,217	\$ 22,183	\$ 21,075	24%
Kens Farm	\$ 46,289	\$ 55,541	\$ 49,208	-6%
Wagon Rides	\$ 12,292	\$ 14,659	\$ 21,433	-43%
Livestock/Produce	\$ 2,755	\$ 3,488	\$ 7,590	-64%
<b>FARM TOTAL</b>	<b>\$ 61,336</b>	<b>\$ 73,688</b>	<b>\$ 78,232</b>	<b>-22%</b>
Western Mobile Center	\$ 16,906	\$ 13,575	\$ 13,758	23%
Hudson Mills	\$ 10,480	\$ 10,300	\$ 10,387	1%
Oakwoods	\$ 15,908	\$ 12,887	\$ 12,906	23%
Lake Erie	\$ 7,225	\$ 8,210	\$ 9,009	-20%
Southern Mobile Center	\$ 10,138	\$ 16,272	\$ 7,026	44%
Totals	\$ 315,043	\$ 318,332	\$ 314,371	0%

BREAKDOWN OF ATTENDANCE	ON-SITE Programs and Attendance				OFF-SITE Programs and Attendance			
	CURRENT YEAR		PREVIOUS YEAR		CURRENT YEAR		PREVIOUS YEAR	
	Programs	Attendance	Programs	Attendance	Programs	Attendance	Programs	Attendance
Lake St Clair	69	1,699	74	1,448	-	-	-	-
Wolcott Mill	2	31	18	431	-	-	-	-
Wolcott Farm	24	394	18	473	-	-	-	-
Stony Creek	12	313	35	703	-	-	-	-
Eastern Mobile Center					14	308	12	912
Indian Springs	31	546	15	253	-	-	-	-
Kens NC	38	770	35	622	2	150	-	-
Kens Farm	102	947	107	1,958	-	-	-	-
Western Mobile Center					16	543	14	334
Hudson Mills	14	136	9	103	-	-	12	277
Oakwoods	17	156	25	218	1	44	-	-
Lake Erie	35	382	24	313	1	28	-	-
Southern Mobile Center					6	176	6	136
<b>Totals</b>	<b>344</b>	<b>5,374</b>	<b>360</b>	<b>6,522</b>	<b>40</b>	<b>1,249</b>	<b>44</b>	<b>1,659</b>

BREAKDOWN OF ATTENDANCE	OTHER VISITORS (Non-programs)	
	Current	Previous
Lake St Clair	20,101	16,515
Wolcott Mill	1,619	1,965
Wolcott Farm	4,125	4,402
Stony Creek	19,500	18,090
Indian Springs	7,248	7,020
Kens NC	29,961	26,517
Kens Farm	30,222	25,905
Hudson Mills	3,500	3,500
Oakwoods	15,899	15,200
Lake Erie	16,516	15,415
<b>Totals</b>	<b>148,691</b>	<b>134,529</b>

"ON-SITE" - Statistics includes both programs offered to the public and programs offered to school and scout groups.

"OFF-SITE" - Statistics includes outreach programs at schools, special events such as local fairs, or outdoor related trade shows.

"OTHER VISITORS" - Represents patrons to interpretive centers who visit to view exhibits, walk trails, and generally just enjoy the outdoors.