



## Internal Memo

May 21, 2020

TO: Mayor and City Council

FROM: Mark C. Meyers, City Administrator *WCM*

SUBJECT: Muskegon County Park Plan for former Nugent Sand Property

As City Council is aware the County of Muskegon has applied for a Michigan Department of Natural Resources Trust Fund Grant to acquire the former Nugent Sand property located on Lincoln Street for use as a park. Attached is a brief description of the project and a conceptual site plan. The property would be developed for passive recreation use. Muskegon County Community Development Director Bob Lukens will present the proposal at the May 26, 2020 work session. In the meantime, if you have any questions regarding the plan please contact me.

/ss  
attachment

# Michigan Department of Natural Resources Trust Fund

## Nugent Sands Acquisition

### - **Property Description**

The approximately 377 acres of land is comprised of two inland lakes, beach access to Lake Michigan, wooded areas and critical dune land. It is home to a wide variety of wildlife and native plants.

### - **Accessibility**

If the County of Muskegon is fortunate enough to acquire the property with the help of the Michigan Department of Natural Resources Trust Fund Grant, the property will be available for recreational use to residents and visitors within 90 days of the final land acquisition.

### - **DNR Trust Fund**

The Michigan Department of Natural Resources Trust Fund was created with royalties on the sale and lease of state-owned minerals, primarily oil and gas. The Fund was created to be a source of funding for public acquisition of land both to protect Michigan's natural resources as well as offer additional public outdoor recreation opportunities. Since its creation in 1976, the Fund has awarded more than \$1.1 billion, assisting every county in the state of Michigan.

### - **Future Development**

If acquired, the County of Muskegon would develop a master plan to add recreational amenities to best serve residents and visitors while working to preserve the property's natural resources and wildlife habitats.

### - **Timeline**

- February 11 - Community presentation at Norton Shores Public Library
- February 13 - Community Development Committee - presentation on Nugent Sand
- March 3 - The official Public Hearing on the Nugent Sand Project
- March 3 - Ways & Means Committee - seek approval to apply for the DNR Trust Fund Grant from the Muskegon County Board of Commissioners
- March 12 Full Board approval of the DNR Trust Fund application
- April 1 - Application deadline to DNR
- Dec. – DNR awards 2021 projects

Cont.

- **Appraisals**

The Michigan Department of Natural Resources requires two land appraisals be completed to determine the market value of the property. The property was appraised at \$14,902,000, and the grant request is for \$10,075,200. The remainder of the funding comes from a land value donation from the property owner and a local match fundraising campaign by the Land Conservancy.

- **Environmental**

Nugent Sand Company submitted their No Further Action (NFA) Plan and the Long Term Interim Response Action (LTIRA) Plan to EGLE in December 2019. EGLE is currently reviewing their plans. The County has had an independent Phase 1 Environmental Study completed, and there were no findings, however, the water in the two lakes did have elevated levels of manganese and iron. If the grant is awarded, a response activity plan will be required.

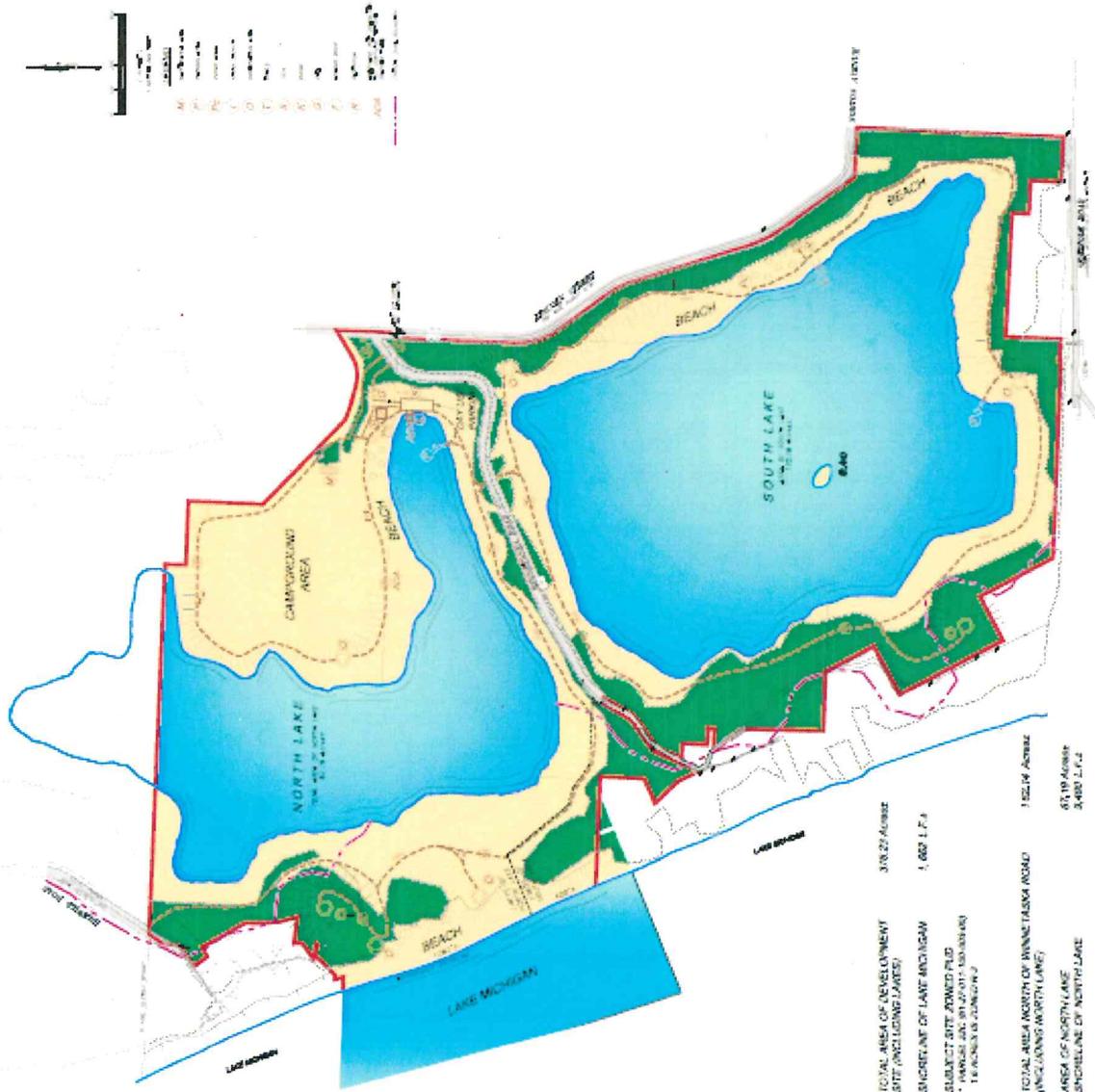
- **Partnerships & Ownership**

Muskegon County appreciates its partnerships with the West Michigan Land Conservancy and Shoreline Development Assistance, the land owner and owner's representative from the Cherette Group, for their inspiration and willingness to work with Muskegon County. Together we hope to turn this land into a recreation area for residents and visitors to enjoy forever.

- **Success Story**

The Michigan Department of Natural Resources Trust Fund recently awarded Trust Fund dollars to a former sand mining property in Ottawa County, now called Ottawa Sands. The Ottawa County Parks and Recreation department partnered with the West Michigan Land Conservancy to make that project a reality.

# Site Plan Overview



TOTAL AREA OF DEVELOPMENT SITE (INCLUDING LAKES)	378.27 ACRES
SUBJECT SITE ZONED PUD	1,000 L.F.F.
* PARKING AND TRAIL (30,000 SQ. FT. EACH) IS ZONED UJ	
TOTAL AREA NORTH OF WINNETKA ROAD (INCLUDING NORTH LAKE)	152.14 ACRES
AREA OF NORTH LAKE	67.19 ACRES
SHORELINE OF NORTH LAKE	3,480 L.F.F.
TRAILING TRAILS OF NORTH LAKE AREA	22.24 ACRES
SHORELINE LAKE MONROE	1,786 L.F.F.
TOTAL AREA SOUTH OF WINNETKA ROAD (INCLUDING SOUTH LAKE)	214.09 ACRES
AREA OF SOUTH LAKE	133.29 ACRES
SHORELINE OF SOUTH LAKE	8,074 L.F.F.
TRAILING TRAILS OF SOUTH LAKE AREA	21.74 ACRES
SHORELINE LAKE MONROE	435 L.F.F.

