

# St James Township Beaver Island Harbor Beach Acquisition

TF #22-xxxx

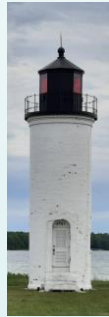
Acquisition Grant Application requesting \$525,000.00

**2.9 Acres** of Woodlands and  
Pristine Lake Michigan Beach

- 393 Feet Beach Front
- 112 Feet Street Front

### Great Lakes Water Front

- Recreation Expansion  
Hiking, Boating, Beach  
Activities, Fishing
- Protection of Threatened  
Plant Species
- 40% Township Match



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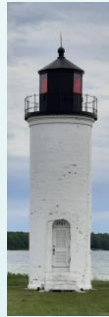


For Sale - Karnes Beach

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Proposed Acquisition



Existing adjacent public beach

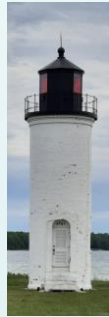


View from public beach across the harbor

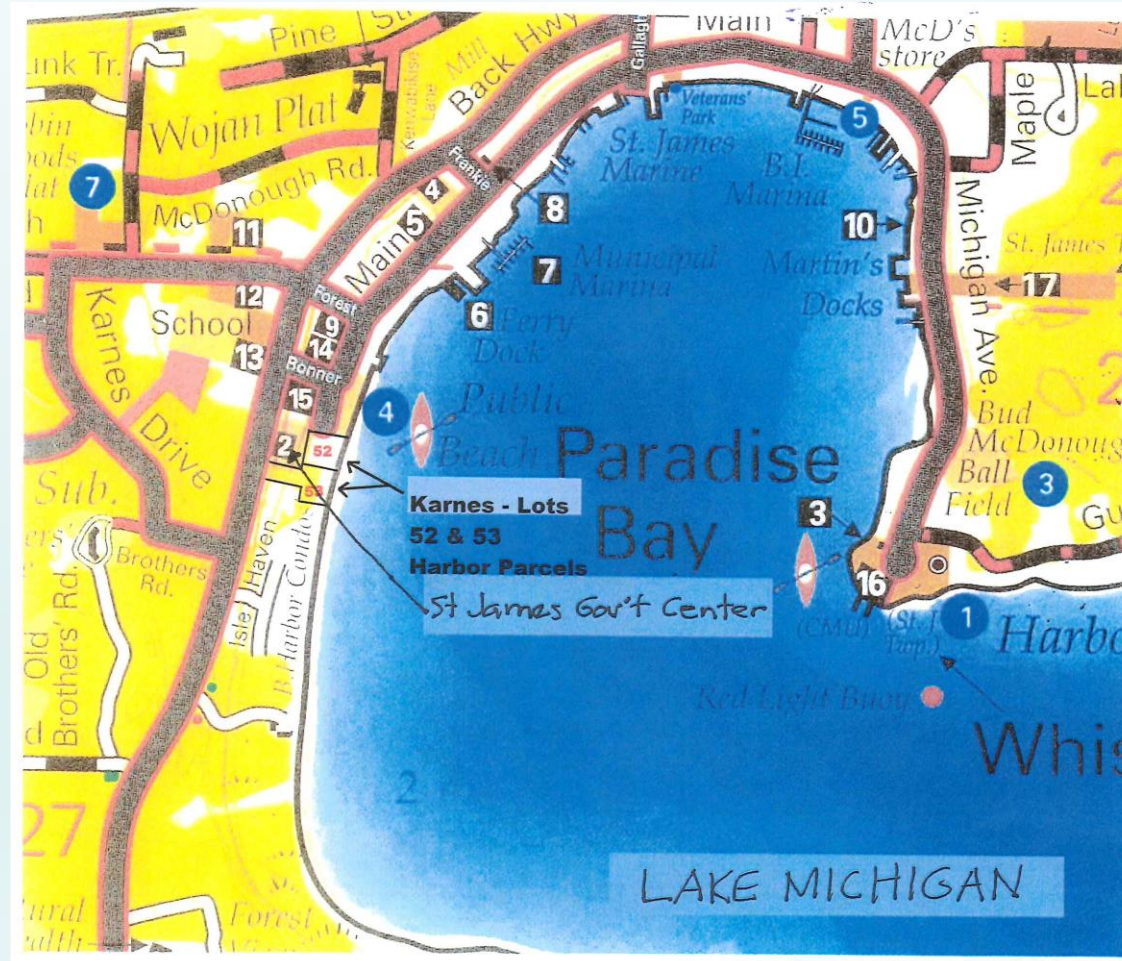
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Landowner/Acreage and cost information for all proposed parcels.

Name and Address of Landowner	Number of Acres	State Equalized Value	Estimated Cost
Evan B. Karnes II and Paul B. Karnes, 177 N State St., Chicago, IL 60601	1.5	\$220,500.00	\$425,000.00
Evan B. Karnes II, 177 N. State St., Chicago, IL 60601	1.4	\$196,700.00	\$550,000.00
Total Original Listed Sale Price			\$975,000.00
Realtor Good-will Waiving Commission			-( \$50,000.00)
Seller Good-will Price Reduction			-( \$50,000.00)
<b>TOTAL</b>	2.9	\$417,200.00	\$875,000.00

**\$875,000.00 Agreed-Upon Acquisition Price**

**\$200,000.00** from JA Woollam Foundation

**\$150,000.00** from St James Township

**40% Local Match**



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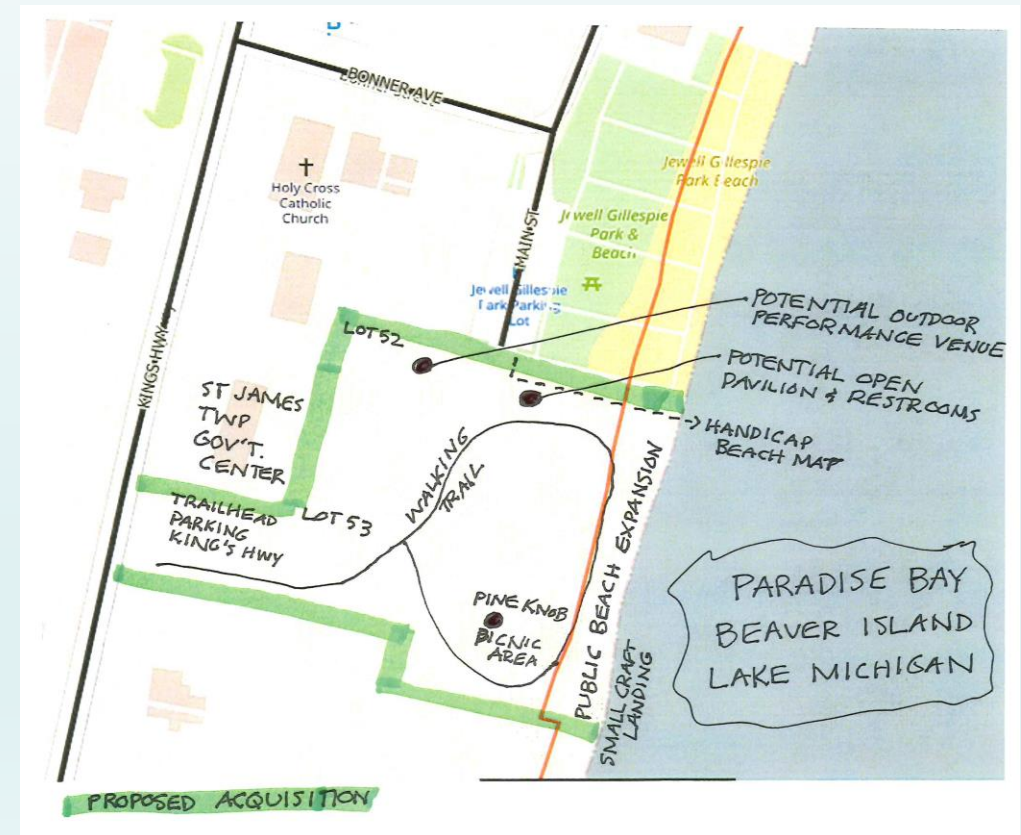


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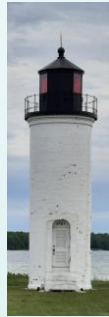
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## Concept Plan



- Beach Activities
- Hiking Trails
- Picnic Areas
- Water Trail Access
- Public Pavilion
- Outdoor Performance
- Great Lakes Water Traffic Viewing
- Beach Front Conservation



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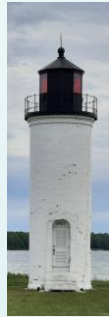
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## Beaver Island Master Plan, Recreation Plan and Harbor Plan - 2018

Excerpt from Master Plan:

”Jewell Gillespie Park ... The park contains a sandy beach, with playground equipment, as well as a small grassy area with picnic tables and a family-style outhouse. Additional beach area and a paved parking lot were all added to the park in 2001, but the ***beach and the adjacent road remain very crowded during peak season.***

Due to its popularity, the township needs to upgrade to a restroom/changing room with running water, tied into the municipal sewer. Drinking fountains, or some other means for beachgoers to fill water bottles, are also needed. ***The township would also be interested in increasing the size of the park, if the adjacent properties were to become available.***”



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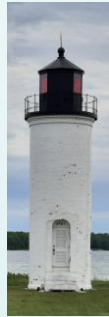
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## Economic Impact

“As the economy of Michigan improved, along with the pressure and tension of taking advantage of it, more and more people discovered Beaver Island, fell in love with it, and bought property or a home. Today, construction is the dominant industry, with carpenters as plentiful as fishermen once were.”

Beaver Island History from the Beaver Island Historical

[www.beaverisland.net/beaver-island-history/](http://www.beaverisland.net/beaver-island-history/)



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## Public Support for Preservation of Place

St James Township  
Peaine Township  
Little Traverse Conservancy  
Chamber of Commerce  
Beaver Island Association  
Beaver Island Historical Society  
John A Woollam Foundation  
Evan Karnes Family  
Ed Wojan Realty  
Little Traverse Bay Bands of Odawa Indians  
General Public



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Lake Huron Tansy on Karnes Beach