

Greilick Property Master Plan



April 2025

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Introduction

Project Overview

Grand Traverse County is purchasing 196-acres of the former Camp Greilick property for use as a public park. The property is located in the Forest Lakes area in the SE quadrant of the County. The property borders Rennie, Spider, and Bass Lakes.

Purpose and Goals

The objectives of the master plan include preserving natural resources, providing recreational opportunities, and enhancing community engagement.

The Grand Traverse County Parks and Recreation Commission intends to manage the property for public benefit. This plan will outline the recommended

uses identified by the Commission and a phased approach toward opening the property to the public. It is not the intent of this plan to identify park rules or management practices supporting the property and their use. Rules applicable to the general and specific uses and acceptable behavior while on property will be identified prior to the park opening to the public with appropriate opportunities for additional public input. Management practices related to rentals, conflicting uses, usage limits, lighting use, environmental practices, etc. will be put in place prior to the park opening and in alignment with the phasing schedule and are not part of the master plan.

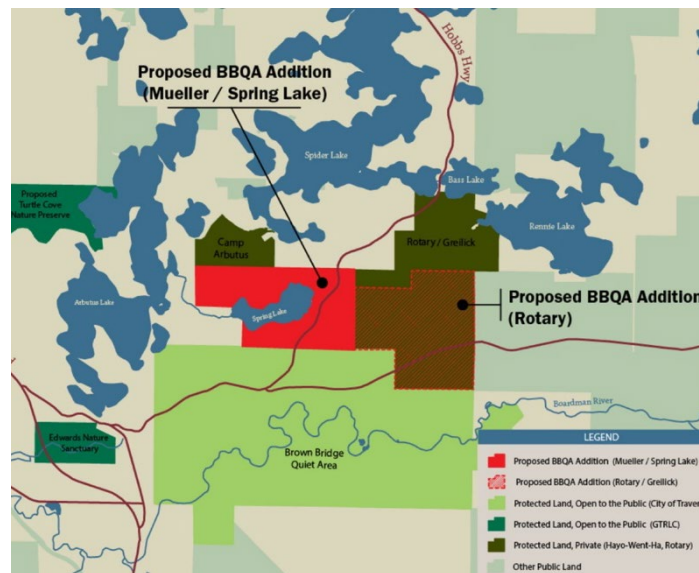


FIGURE 1 PROPERTY LOCATION

Site Analysis

Historical Context

The property was purchased by the Rotary Club of Traverse City in 1923 for use as a camp to enable youth to experience outdoor recreation and education. The Rotary Club operated the property until 1955 when it was turned over to the Boy Scouts of America (BSA) to be managed as a Scout camp. The BSA operated the property, then known as Camp Greilick, until 2015. Rotary Camps and Services (RCS) rebranded the property as the Greilick Outdoor Recreation and Education Center (GOREC) in 2016 and developed a plan to operate consistent with historical uses.

In 2002, the Grand Traverse Regional Land Conservancy (GTRLC) worked with Rotary Camps and Services and the Boy Scouts of America to place a Conservation Easement on the property to protect and preserve the conservation value of the property.

In 2021, RCS expanded their concept in an attempt to make GOREC revenue neutral. This plan greatly expanded the use to include numerous large events, weddings, and other public gatherings.

A Planned Unit Development (PUD) permit was submitted to the East Bay Township Planning Commission. The plan met with significant resistance from local residents and RCS ultimately decided to withdraw their PUD application and cease operation of the property in 2022.

Rotary Camps and Services approached Grand Traverse County to discuss potential uses for the property. The County explored options to use the property as a juvenile detention center and mental health facility. Both options were considered and the site was not determined to be a good fit. Discussion continued to potentially use the property as a public park.

The property was placed on the market for public sale in late 2023. GT County continued to express interest and could not meet RCS aggressive timeline for a purchase commitment. Recognizing the possibilities and benefits to the public, GTRLC secured the property with the support of a conservation-minded donor with the intention of allowing time for the County to complete necessary due diligence before committing to purchase.

Environmental Assessment

The County and GTRLC have contracted with Otwell Mawby to conduct a Phase 1 and Phase 2 environmental assessment on the property. The Phase 1 assessment identifies the historical uses and current infrastructure that could contribute to environmental impact.

- Phase I:
<https://drive.google.com/file/d/1V25rQlqdsZeSG8HMeP91ttKw3bN26Y0t/view?usp=sharing>

After those possibilities for impact are identified, the Phase 2 assessment conducts more detailed testing on the property where those uses are to have occurred to identify if impact was within or outside accepted limits.

- Phase II:
<https://drive.google.com/file/d/1tM2stdJv0X3FrPu7CrmwLUW46u4DtGJf/view?usp=sharing>

Following these assessments, the County filed a Baseline Environmental Assessment (BEA) to formally identify potential pre-existing hazards on the property. The assessment process and resulting BEA identified the following hazard to be managed:

- Presence of lead on the shotgun and rifle ranges

The County engaged Otwell Mawby to complete a due care plan to address how those potential hazards will be managed.

- Due Care Plan: <https://www.gtcountymi.gov/DocumentCenter/View/23293/Otwell-Mawby-Greilick-DCP-Report-Nov-2024>

Existing Infrastructure

The property contains approximately 87,000 square feet of development, which includes buildings, asphalt, and other permanent structures. There is approximately 4,300 feet of frontage on Rennie, Spider, and Bass Lakes.

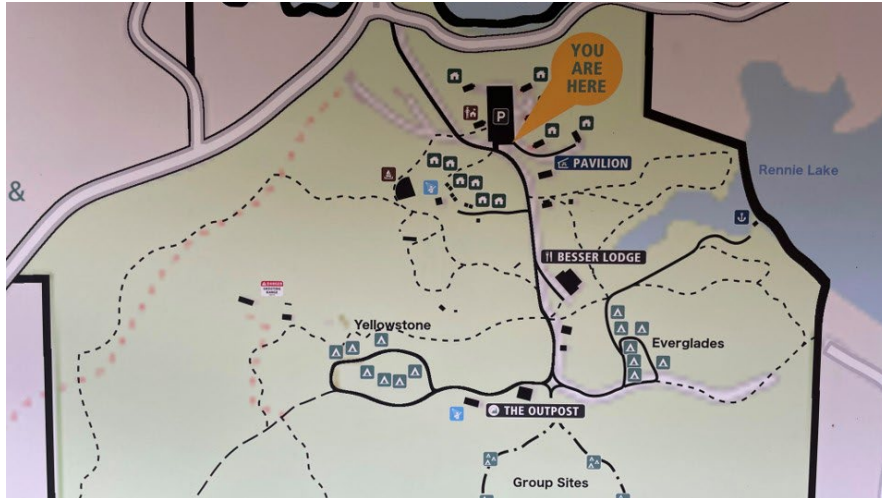


FIGURE 2 PROPERTY MAP

A complete list of all structures on the property is included as Attachment A.

Community Engagement

Stakeholder Identification

Stakeholders for this property include, but are not limited to the following:

- Grand Traverse County
- Grand Traverse County Parks and Recreation Commission
- Grand Traverse Regional Land Conservancy
- Grand Traverse Conservation District
- Landowners in the Forest Lakes area surrounding the property and owning property on the bordering lakes
- Rotary Camps and Services
- City of Traverse City
- Local programming partners

Public Input Methods

Grand Traverse County fielded numerous emails and phone calls from County residents supporting the purchase and sharing ideas and concerns for use of the property.

Grand Traverse County Parks and Recreation hosted a public input session on May 21, 2024. The feedback from the meeting was consistent with internal thought processes and previous emails and phone calls. The session was well attended with approximately 65

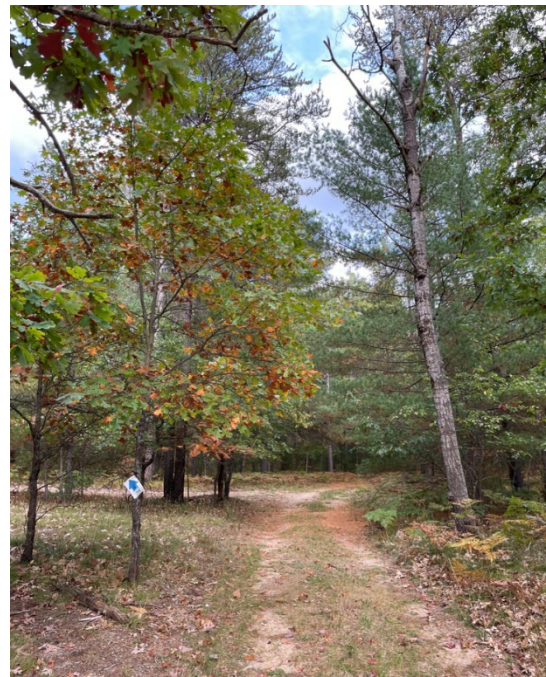


FIGURE 3 TWO-TRACK TRAIL

guests, with the majority coming from the surrounding neighborhoods. A summary of the feedback is included as Attachment B.

A second public input session was conducted on Monday, August 12, at Camp Greilick to discuss how feedback from the May 21 session will be incorporated into the County's use plan for the park. This session was also well attended, exceeding expectations with approximately 135 guests. Attendees included surrounding neighbors, former Scouts, and a wider cross-section of the Grand Traverse County community. A summary of the feedback is included as Attachment C.

Feedback Integration

Incorporating public feedback into the planning process is critical to success. We recognize each comment and evaluate those with an eye toward public benefit and feasibility.

Vision and Guiding Principles

Vision Statement

Our vision for the park is to protect and preserve the conservation value of the property and dedicate it as a public space where County residents and visitors can experience passive and active outdoor recreation, learn to be better stewards of the environment, and develop skills to improve their outdoor experience.

Guiding Principles

The park will be guided by the same goals and objectives as outlined in our 2024-2028 Recreation Plan:

1. Deliver a comprehensive park and recreation system throughout the County
2. Protect and preserve park resources
3. Develop and value the relationships and contributions of park users, staff, and partners
4. Increase operational efficiency and financial sustainability

Park Programs and Amenities

Recreational Facilities

The property contains numerous recreational amenities, including:

- Waterfront access on Rennie, Spider, and Bass lakes
- 18-hole disc golf course
- Bouldering wall
- Climbing tower
- Teams course
- Archery range
- Shotgun range
- Rifle range
- Orienteering course
- Basketball courts
- Rustic campsites
- Besser Lodge
- 6 full-service cabins with 10-person capacity
- 6 mini-glamping cabins with 2-person capacity
- 6 Adirondack day use shelters
- Amphitheater bowl
- Chapel
- Picnic pavilion



FIGURE 4 SCOUT CAMP AMENITIES

Waterfront Access

The property has 4,310 feet of combined frontage on Rennie, Spider, and Bass Lakes.

Approximately 3,300 feet of the frontage is on Rennie Lake. Historically, Rennie has been the primary lake used by visitors to the property for swimming, fishing, and watercraft use. The property has trails and a two-track gravel road serving an established beachfront on Rennie Lake.

Spider and Bass Lakes have poor access from the camp property. There is no nearby County-owned parking to these lakes and access involves crossing either Hobbs Highway or Scout Camp Road. Spider Lake has a DNR-operated public access point. Bass Lake does not have an existing public access point. The relative inaccessibility to both from Camp Greilick is a limiting factor in their use and we do not expect a significant increase in use beyond the current use of these lakes.

The Parks and Recreation Commission approved a motion on August 8, 2024, to not allow outside watercraft to be launched from the Greilick property. This includes launching to Rennie, Bass, or Spider Lakes.

Trails and Pathways

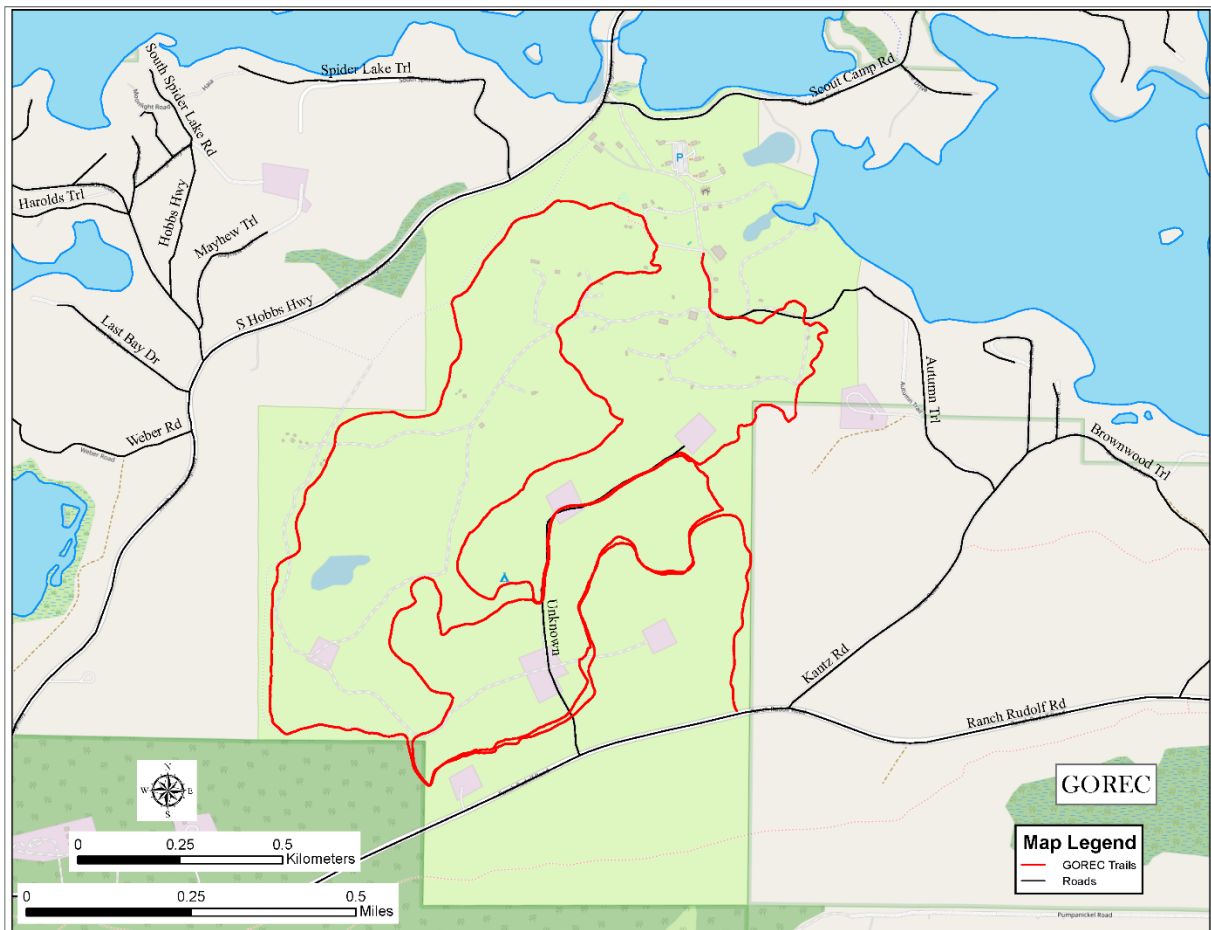


FIGURE 5 PRE-EXISTING TRAIL NETWORK

The property is served by an asphalt driveway from Scout Camp Road. That driveway serves a parking lot with approximately 105 stalls as well as providing access to a maintenance garage area, the main pavilion, and Besser Lodge.

The camp currently has a network of two-track trails throughout that have been used for transportation between the various amenities. These trails connect to the trails in the South portion of the former camp which is under contract with the City of Traverse City.

There is also a mountain bike trail cut through the property running North/South to enable a connection between various trail networks.

The length of these existing trails is unknown and currently poorly marked.

Grand Traverse County staff will coordinate discussions with trail user groups (i.e. hiking, disc golf, biking, winter sports) and the City of Traverse City to ensure a properly designed network that serves the needs of all constituent groups.

Natural Areas

Preservation of the natural areas on this property is very important and central to our vision and goals.

The property is supported by a Conservation Easement held by the Grand Traverse Regional Land Conservancy. This easement has been in place since 2002 and restricts the activities that can occur and how the property is maintained.

Grand Traverse County is taking steps to strengthen the terms of the existing easement to further protect the natural areas. Recommendations include:

- Increase the riparian buffer zone from 100 feet around the lakes to 200 feet. This expansion would prevent further development within 200 feet of the shoreline which preserves shoreline vegetation, lessens the possibility of runoff from the surrounding land, and maintains valuable viewshed from the land and water.
- The camp currently has approximately 87,000 square feet of developed space with additional development allowed to double that to 174,000 square feet. This includes buildings, other permanent structures, and impervious surfaces. We are proposing to reduce the amount of developable area to a total of 130,000 square feet with a maximum of 40,000 square feet in the area known as the Common Use Area. A map of the buffer zones and Common Use Area is included as Attachment D.



FIGURE 6 FIRE BOWL AKA AMPHITHEATER

Further, emphasis on preservation and conservation of natural resources will be a cornerstone of the contract programming conducted on property. Teaching visitors to understand and appreciate the resources around them will lead to lifelong stewardship.

Cultural and Educational Features

The camp was historically used for a wide range of educational opportunities.

Several of the buildings on site were formerly used for nature and outdoor education. Our plan would be to continue using many of those buildings for similar purposes.

An Amphitheater bowl was formerly used for Scout ceremonies and bonfires. A chapel is also on-site and was used for non-denominational services during the BSA camp period.

There is currently a building known as the Indian Drum Museum on property that hosts a collection of camp artifacts and Native American artifacts. Rotary retains a five year right to relocate the building and is working with the Grand Traverse Band of Ottawa and Chippewa Indians to determine the future of the building.



FIGURE 7 INDIAN DRUM LODGE MUSEUM BUILDING

Design and Layout

Conceptual Building Plans

The conceptual plan for the park utilizes the existing infrastructure currently in place for activities, rental, and programming. Minimal replacement of structures is planned in the near term with additional replacement, particularly for restroom facilities, is planned for the longer term. At this time, Grand Traverse County does not have plans to greatly expand the developed footprint.

Our recommendation is to reduce the footprint by eliminating several buildings that have extended beyond their useful life.

The following are recommended for demolition:

- Decommissioned pump building along Scout Camp Road
- Unused concrete pad near Scout Camp Road
- Former shower/laundry building (near Besser Lodge)
- 14 vault restroom structures
- Outhouse near maintenance buildings
- 2 platform tent structures
- Wood boilers previously supporting full-service cabins and Ranger house
- Blacksmith shed
- Wood storage structure at ranger house

- Former lifeguard stand pad
- Wooden canoe storage structure at waterfront (in water)

The following are being considered for near-term replacement or renovation:

- Kayak shed to be replaced with self-serve kayak rental kiosk
- Beach privy to be replaced with a two-room restroom building
- First aid/restroom building near main pavilion to be replaced or renovated to serve as a two-room restroom building

Due to the age of the buildings on property, testing would occur for asbestos containing materials and lead paint prior to demolition or renovation where appropriate.

Zoning and Land Use

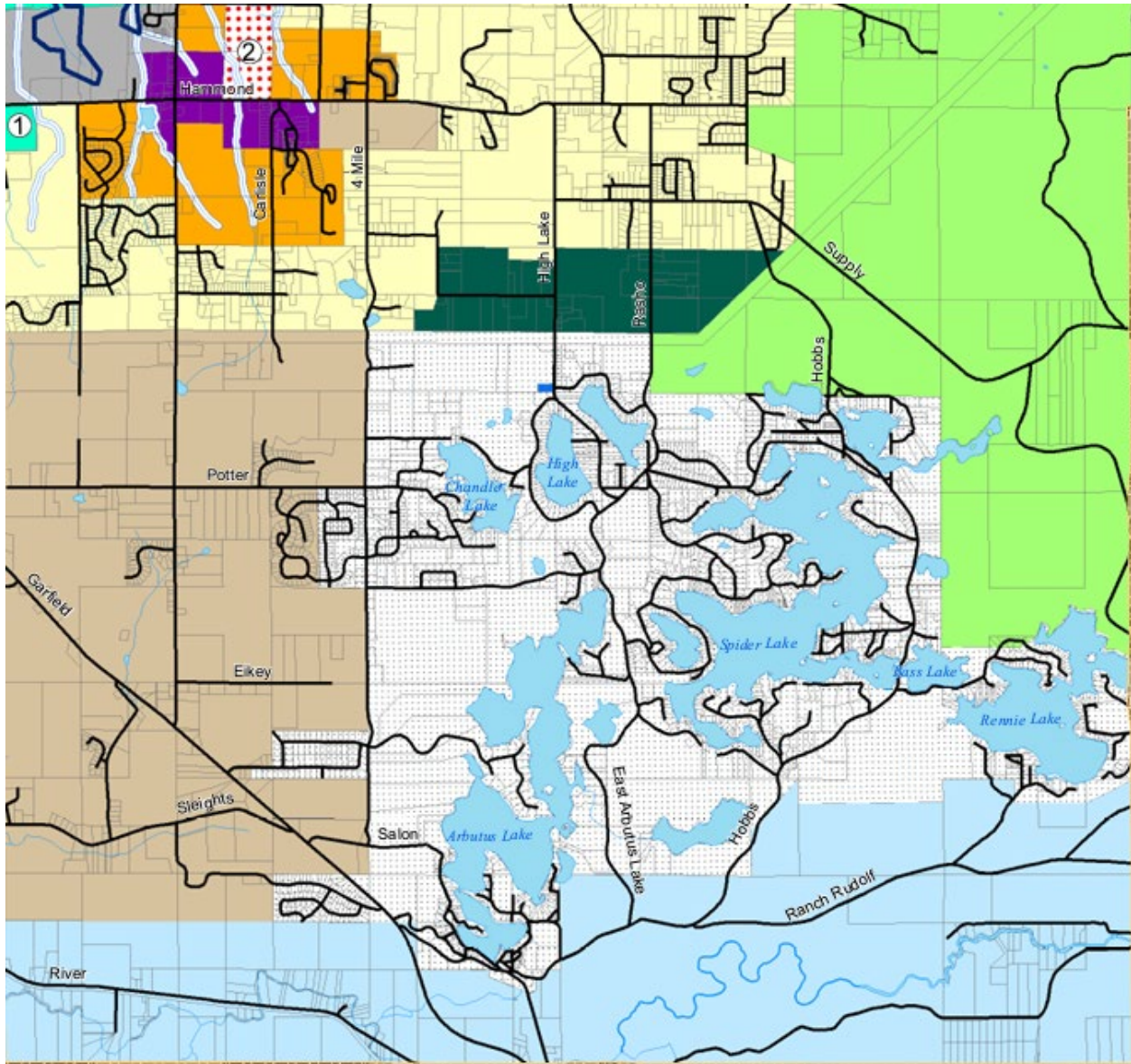


FIGURE 8 EAST BAY TOWNSHIP ZONING MAP

The property falls within the East Bay Township Forest Lakes overlay district. Planned activity uses on property are consistent with historical use.

The property is also governed by a Conservation Easement which further limits development and activities that can occur in the park.

Prior to implementation, Grand Traverse County is required to present a site plan to the East Bay Township planning commission to confirm compliance.

Accessibility

Limited portions of the property are ADA accessible. There is a significant trail and gravel two-track road network that is not currently accessible. Where feasible, we will work to create accessible trails, camping, and other recreational opportunities for all. In particular, it is our intention to create an accessible trail from the parking lot to the Amphitheater /Fire Bowl. The Conservation Easement limits the development on the grounds, which includes the trail network.

Implementation Plan

Proposed uses

The following uses are planned for the property. These uses will be introduced on a phased schedule as noted in this section and discussed later in this document. In addition, it is important to recognize that other use possibilities may be identified through community partnerships. Any proposals would be fully vetted by the Parks and Recreation Commission Strategic Planning Committee and full Commission at open meetings to ensure that the activity meets the vision and guiding principles listed on page 7.

Phase 1:

- **Trail access:** The existing trail network consists of two-track and to a lesser degree, singletrack trails. Trails will be available for walking, running, snowshoeing, cross-country skiing, and bicycle use. Care will be taken in trail design to manage mixed-use and create user separation where necessary. As the existing trail network crosses boundaries and is shared with the Traverse City-owned Brown Bridge Quiet Area property, close coordination will occur with the city to ensure compatible use and create transitions where appropriate. We plan to perform maintenance on the existing trail network to correct surface erosion and drainage issues. This includes bringing in gravel to resurface the trails and routing trails to avoid user conflicts and improve sustainability. Trails will also be signed for navigation throughout the property.
- **Kayak and paddleboard rental:** Rental will occur through use of a self-serve rental kiosk. The kiosk will be operated using a phone app and will allow a user to unlock access to a kayak or stand-up paddleboard, paddle, and life jacket. Initial capacity will be limited to 12 paddle craft. All paddle craft will be dedicated for use on Rennie Lake only. We are recommending to not allow outside paddle craft to be used on Rennie, Spider, or Bass Lakes from Grand Traverse County property. The kiosk provider will manage all rental reservations, including technology and connectivity. The provider will also manage and regularly service the equipment being rented. The provider is compensated by

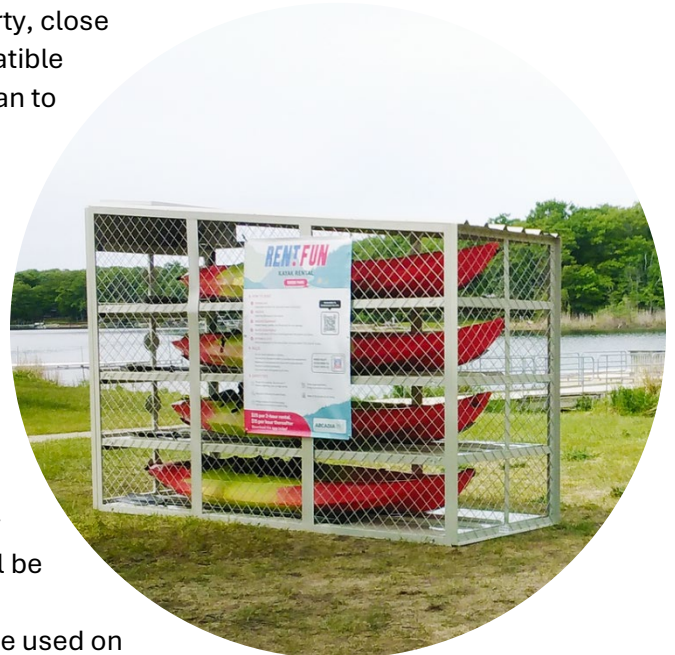


FIGURE 9 RENT.FUN KAYAK AND SUP RENTAL KIOSK

a 50% rental revenue share. Historical payoff for kiosk purchase, based on providers calculations, is five years.

- Disc golf course access: The 18-hole disc golf course will be renovated for individual use. Renovation includes clearing downfall, clearing the fairways, defining trails between holes, replacing the tee pads, and signing the course. Sponsors will be sought for holes to support ongoing maintenance. Occasional tournaments, estimated at 1-2 annually, will be held with a maximum participant number of 72.
- Fishing: Shoreline fishing will be available for park visitors. Fishing line and bait collection stations will be placed along the shoreline to collect waste.
- Swimming: The swimming area formerly used by the Boy Scouts of America will be renovated and opened for use. Repairs will be made to the benches and wash water service. A defined swimming area will be roped and buoyed. The area will be a swim at your own risk facility with no lifeguard on duty.
- Shelter rental: The picnic pavilion will be available for rent by individuals and groups.
- Boulderling wall: The boulderling wall will be open for use by all park visitors.



FIGURE 10 DISC GOLF COURSE BASKET

Phase 2:

- Cabin rental: The six full-service cabins surrounding the main parking lot will be used for small group rental. Each cabin is set up for a 10-person sleeping capacity.
- Semi-rustic cabin camping: The six two-person cabins near the Dan Beard shower house will be offered for “glamping” experiences. These cabins feature electricity only. Restroom and shower service are available nearby at the Dan Beard shower house.



FIGURE 11 MAIN PAVILION

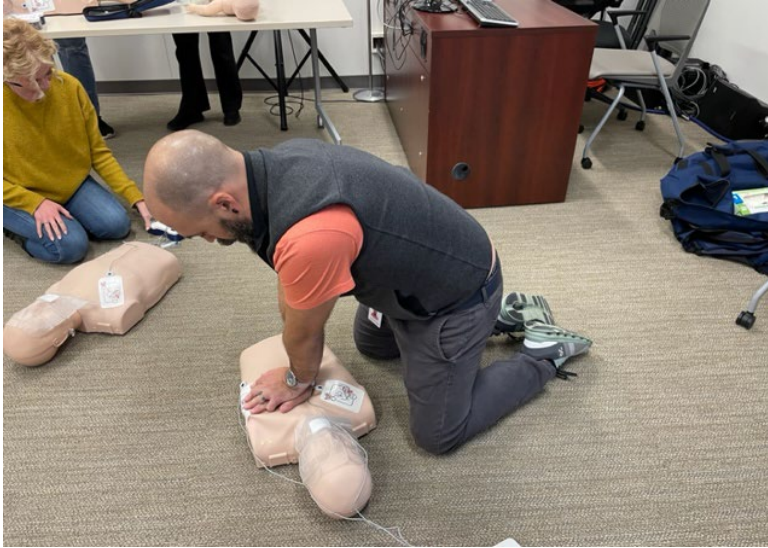


FIGURE 12 EDUCATIONAL PROGRAMMING

- Outdoor education skills programming: We will seek qualified partners to conduct outdoor education programming. Examples of programming include first aid training, camp skills, paddle craft education, orienteering, climbing, archery, etc. This programming will occur on a contract basis with a revenue share between Grand Traverse County Parks and Recreation and the service provider. Initial

discussions have started with potential partners, including MSU Extension, to explore the depth and breadth of programming available to support park visitors.

- Environmental education programming: Opportunities exist locally to engage schools and other groups in environmental education programming. This segment includes contracting with third-party groups for either transient or permanent residence on property for nature study. Potential options that could be sought include use by a local bird rescue sanctuary to conduct public education, support animal rehabilitation, and enhance the property through the engagement of animal ambassadors.
- Camp programming: The property has a long history of use for overnight camping and to a lesser degree, day camp programming with Scouting. Our region has a high demand for day camp programming along with a corresponding lack of capacity. Limiters for day camp providers include suitable locations with appropriate amenities and the ability to house staff. This location provides an excellent complement of safety and program-use amenities and the cabins can also be used to house staff to help overcome those limitations. We will seek opportunities to work with qualified local providers to offer camp programming.
- Orienteering course: The camp has an orienteering course that was installed as an Eagle Scout project. The course is marked with numbered orange and white posts. Posts are located in both the Camp area and Recreation area. Once the City of Traverse City completes its purchase of the Recreation area, we will work with them to preserve access to the course. Initial talks toward this end have been positive.
- Lodge rental: Besser lodge will be available for rental by individuals and groups. Rentals will target local not-for-profit entities, youth and religious groups, families, and corporate entities. Wedding receptions will not be part of the target rental audience. Lodge capacity is 200 people.

Phase 3:

- Amphitheater/fire bowl rental: The amphitheater/fire bowl will be available for rental by individuals and groups. Rentals will target local not-for-profit entities, youth and religious groups, and small music events. Capacity is approximately 200 on wooden benches cut into the hillside. Renovation of the benches, trail improvement, and stage installation will need to occur prior to rental.
- Chapel rental: The chapel will be available for rental by individuals and groups. Rentals will target local religious groups and families desiring an outdoor wedding (evening receptions will not be held on property). Capacity is approximately 100 on wooden benches cut into the hillside. Renovation of the benches, trail improvement, and building refurbishment will need to occur prior to rental.
- Teams course: The existing teams course straddles the Camp and Recreation parcels. Pending agreement with the City of Traverse City upon their ownership of the Recreation parcel, the course will be renovated for use by groups seeking facilitated team building experiences. Recertification of the elements will occur prior to use. If an agreement cannot be reached, we will seek alternative locations on property for a new teams course. We will seek qualified ground elements challenge course facilitators to support contract programming.
- Climbing/zip line tower: The climbing/zip line tower will be recertified and made available for use as part of the teams course. The tower will also be available for open climbing sessions managed by a qualified operator.
- Hunting: Limited areas of the property will be open to hunting during the appropriate seasons. Initially, only bow hunting will be allowed with potential expansion to firearm hunting. Hunting will be managed through an internal permitting process with hunter limits. Staff will consult with representatives from the Michigan DNR on appropriate implementation of hunting. Signage will be placed to notify visitors of hunting on the property and hunters will be required to follow state regulations.



FIGURE 11 CLIMBING TOWER WITH ZIP LINE

Phase 4:

- Archery range: The archery range will be used for contract archery training programs. There is also future consideration for opening the range for public practice use, with appropriate safety protocols and supervision. Trails will be routed safely around the range.
- Rifle and shotgun ranges: The rifle and shotgun ranges will be available for contract programming use. Trails will be routed safely around the range. Following an environmental

assessment, a due care plan was created by Otwell Mawby outlining several mitigation steps to prevent exposure at the ranges. The complete document with planned response activities for use of the ranges can be found at

<https://www.gtcountymi.gov/DocumentCenter/View/23293/Otwell-Mawby-Greilick-DCP-Report-Nov-2024>.

Phase 5:

- Rustic tent or hammock only camping: There are currently an estimated 66 individual campsites clustered together in 11 defined groupings throughout the property. We do not intend to add more camping availability to the property. The grouped areas were formerly served by a common restroom privy in each area. These privies are no longer in compliance with local health requirements and will not be accessible. The site groupings will be serviced by either portapotties or permanent restroom facilities. All campsites will be served by the centrally located shower house with 18 individual shower rooms.

Phasing Strategy

Following is an anticipated phased availability schedule for park amenities and high-level workplan:

Phase	Amenity availability	Workplan
Phase 1	Trail access Disc golf course access Shelter rental Swimming beach access Fishing Kayak and paddleboard rental	Grounds cleanup/repair Building cleanup/repair Well testing Septic testing Trail cleanup/repair Trail signage Continue property clean up Selective demolition Pour new disc golf tee pads Determine swimming location Install safety protocol at beach Repair cabin steps Install kayak kiosk Locate portapotties Locate bait/line collection stations Install dog waste bag dispensers Install trash cans
Phase 2	Full-service cabin rental Semi-rustic cabin camping Educational programming Camp programming Besser Lodge rental	D. Beard shower house repairs Prepare cabins Contract with programmers Establish rental process Contract with rental mgt. Convert kitchen to prep Install restroom facility Besser Lodge repairs Besser Lodge accessibility Continued demolition
Phase 3	Amphitheater rental Chapel rental Supervised teams course access Supervised climbing/zip line tower access Hunting	Amphitheater repairs Chapel repair Teams course certification Tower certification Purchase equipment Contract with programmers Property-specific hunting requirements
Phase 4	Supervised archery, rifle, and shotgun range access on a permit use only basis	Range clean up Develop safety procedures Range signage and fencing
Phase 5	Rustic camping	Health Dept consultation EGLE consultation Site clean up

		Site signage Restroom needs Shower building clean up On-site hosting plan Vehicle parking Establish rental process
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Budget

The park will operate using a combination of funding from three primary sources.

Park rental, amenity use, and programming

The property contains numerous cabins, pavilions, and other structures ideal for rental. Renting park facilities provides an orderly system for reservation and a stream of revenue to offset wear and tear on those facilities and assist with expenditures of the park.

Rental of structures can be managed through the existing Civic Rec reservation management software. There is no increase in cost to manage reservations through this system.

We will experience a housekeeping cost when renting cabins for overnight use. Housekeeping services will be contracted to a third-party management company and offset by the rental revenue.

Programming would occur through existing third-party partners and other local contractors. Grand Traverse County would manage the reservations and accept payments for programming with a revenue share to the contractor.

At full programming, the park is anticipated to self-fund approximately 58% of total expenditures, excluding endowment funding.

Park endowment funding annual allocation

The Forever Camp Greilick fund has been established by the Grand Traverse Regional Community Foundation and Grand Traverse Regional Land Conservancy. This fund was originally established many years ago and contained approximately \$150,000 at the time the property was transferred to Grand Traverse County.

Subsequent to the transfer, the County Board of Commissioners committed to contribute \$250,000 to the fund, followed by a challenge match where each dollar contributed by the public, up to \$500,000 would be matched with \$0.50 by the county.

As an incentive to potential donors, the Grand Traverse County Parks and Recreation Commission has established a naming rights policy which would govern features like donor walls, building and amenity naming, and program sponsor recognition options.

The fund is managed by the Grand Traverse Regional Community Foundation under a management agreement for benefit of Grand Traverse County. Each year, the fund will distribute the interest in an amount equal to 4% of the principal balance. The principal balance will remain intact to provide a continuous source of operating revenue for the park.

As of this writing, the fund has approximately \$438,000, including the County's commitment and newly raised public contributions. The target is to fund the endowment at \$1.5 million, thereby producing \$60,000 in annual revenue to support ongoing operations management and reducing the need to seek extensive programming.

A proforma budget has been developed for the property through 2029 and is included as Attachment E. The proforma does not factor in the endowment revenue as that source remains in the development phase.

General Fund Allocation

The Grand Traverse County General Fund is the current mechanism for supporting Grand Traverse County Parks and Recreation's operating budget. This funding mechanism would be used to cover the amounts not served by rental and programming and endowment funding.

Project Management

Development of the park from its current state will be the responsibility of the Parks Department with assistance from the Facilities Department. The Director of Parks and Facilities will serve as the Project Manager.

Upon approval of the proposed phased implementation, a full project plan and timeline for each step will be developed.

Capital Improvement

The property has been mostly dormant since 2016. Due to a combination of disuse and age along with changing expectations from the public, the infrastructure needs to be upgraded to be both compliant and desirable by visitors.

Attachment F contains a summary of the proposed capital improvements to the property over the course of the five-year phased implementation of the park's amenities.

Maintenance and Operations

Staffing and Volunteers

Park operations will be managed by the Parks and Facilities Department.

The department anticipates retaining an on-site caretaker for daily maintenance responsibilities.

A volunteer crew will be recruited to provide support for trail inspection, litter removal, and other small on-site needs.

Camping, when available, will be supported with campground hosts and an on-site caretaker.

Safety and Security

Due to the unique nature of the property and its amenities, the Parks and Recreation Commission is anticipated to create a separate ordinance governing the park and its activities.

As with existing Park Rules, the Grand Traverse County Sheriff would be granted the authority to enforce park rules or ordinance.

The on-site caretaker would also be assigned the responsibility for park rule/ordinance enforcement on a day-to-day basis.

Boundary signage will be located along the perimeter of the property.

The existing water access point for Metro Fire on Bass Lake will be retained on Scout Camp Road across from the property entrance.

Grand Traverse County's 911 Dispatch is also in the process of identifying roads and structures throughout the property to best direct responders to proper locations in campus.

Attachments:

Attachment A: List of Buildings and Permanent Structures

Structure list	Total sqft	Dimensions	Location
Old building	81	9'x9'	12
cement pad old scout rd	144	8x18	80
Common Use Area			
Parking Lot	33306	122x273	
cabin 1 great owl	1356	matches cabin 2	9
cabin 2 raccoon	1356	42x24 + 10x12 + 5x12 (cement pad)	11
cabin 3 chipmunk	1356	matches cabin 2	13
cabin 4 loon	1356	matches cabin 2	17
cabin 5	1356	matches cabin 2	14
cabin 6	1356	matches cabin 2	16
5 firewood structures (150sqft each)	750	10'x15' each	
Two concrete structures	110	5x11	10
Pavillion w/ concrete pad	3900	65x60	18
Camp Directors/health lodge	1500	34x12 porch + 34x28 + 20x7	19
Museum Building	480	24x20	20
(Besser) Dining Hall	6996	106x66	22
small shed by besser	20	4x5	23
3-sided wood-storage shed	384	12x32	2
Camp Ranger House	1436	52x27 + 4x8 (covered porch)	6
Utility-5 door garage	1932	garage 58x26, 2 covered lean-tos (12x26 + 8x14)	1
Utility Building / wood shop	1848	66x24 + 12x22	3
Small utility building/shed (slanted roof)	32	4x8	5
shed by parking lot	20	5x4	15
Root cellar-type building in hill	96	8x12	8
outhouse (by utility buildings)	20	4x5	4
shed by ranger house	48	6x8	7
roof only firewood structure by ranger house	140	10'x14'	7
Rest of Camp Area			
Dan Beard/staff showers	1152	32x36	75
staff cabin	144	12'x12'	81
6 mini cabins (each 10'x12')	720	10'x12'	76
2 canvas side cabins	240	10x12	76

Fire pit	2654	rows 4[63+68+75+86+94+100+115], deck 10x25	77
cold storage building	480	20'x24'	78
Chapel	1408	22x64	74
chapel seating	780	5(39x4)	74
Climbing Wall	128	4x32	21
laundry and restrooms	814	22x37	24
radio tower structure	576	24x24	28
Bathroom (mesa verde)	270	10x27	39
Trading Post	3295	60x52 + 5x5 + 10x15 (ramp)	38
Shower Facility (new)	2010	30x67	40
Bathroom (yellowstone)	270	10x27	70
Bathroom (sequoia)	240	10x24	71
Bathroom (isle royale)	270	10x27	37
Bathroom (mt rainier)	270	10x27	36
Bathroom (zion)	270	10x27	35
Bathroom (arches)	270	10x27	34
Bathroom (glacier)	240	10x24	33
Bathroom (badlands)	270	10x27	32
shed main camp rd	28	7x4	41
Blacksmith pavilion	216	12x18	72
blacksmith shed	80	8x10	72
roof only by above	40	5x8	73
Nature Building	143	13x11	46
Gordon Pharo	1184	32x32 & two 8x10	52
vault toilet adj GP	30	5x6	50
vault toiled adj gordon pharo	20	4x5	51
Archery Range shed	64	8x8	42
Target cover	75	3x25	44
shelter by climbing tower	504	21x24	53
archery pavilion	777	21x37	43
bathrooms archery pavilion	336	12x28	69
Gun (Rifle) Range Building	1024	16x64	45
shotgun target cover w/ cement	64	8x8	
shotgun range shelter	551	29x19	48
shotgun shed	64	8x8	49
shotgun range outhouse	20	5x4	47
climbing ropes storage	286	22x13	54
climbing tower	64	8x8	55
vault toilet w of sports field (by copes)	20	4x5	56

Adirondacks			
Bunkhouse (new)	252	14x18	58
Bunkhouse (new)	252	14x18	59
vault toilet	20	4x5	60
Firewood structure	130	10x13	61
Bunkhouse (old)	234	13x18	62
Bunkhouse (old)	234	13x18	63
Bunkhouse (old)	234	13x18	64
Bunkhouse (old)	234	13x18	65
vault toilet	28	4x7	68
adirondack 24x24	576	24x24	67
well pump pad	36	6x6	66
everglades Bathroom	270	10x27	29
acadia Bathroom	270	10x27	31
water tank shelter	20	4x5	30
Beach Area			
Concrete Pad at Beach	169	13x13	27
frame w/ telephone poles	140	20x7	SW of 27
"Yacht Club"	96	8x12	26
vault toilet near beach area	20	4x5	25
Total	86955		

Attachment B: May 21, 2024 Public Input Feedback

May 21, 2024, Public Input Outcome – Greilick Camp Property

Tell Us Your Best Ideas for Besser Lodge

- SLPOA Meetings (Local HOA Meeting Spaces) 4
- Yoga Classes 3
- Environmental Group Meetings 3
- Get Away from Large Events 3
- No Large Groups Greater than 50 People and No Amplified Sound 3
- Cooking Classes 3
- Bring the Building up to Code! Bring Sewage and Septic up to Code! 2
- Nature/Environment Education Classroom 2

- Develop into Nature Center with Inland Lake Focus 2
- Educational Opportunities 2
- Daycare 2
- Craft Shows 2
- Environmental Education 2
- Family Contra Dancing 2
- Closes After Dinner 2
- Upgrade Kitchen Septic to Code 1
- Check Costs for Kitchen Reno vs Keeping Prep Kitchen 1
- Look at Septic Limits and Scale Event Size 1
- Meeting Center for Neighbors on Lakes in Area 1
- Plein Aire Painting Classes 1
- Film Festival 1
- Farmers Market. Note: East Bay Township is just starting one 1
- Interlochen Students for Theater on this Side of Town 1
- Christmas Concert Sing A Long 1
- Line Dancing 1
- No Large Groups 1
- Art Classes 1
- Classes in General (Art, Yoga, Cooking, Safety) 1
- Incorporate Conservation Education in with Other Activities and Programs 1
- Belgium Town in Western UP (Stevenson) Hunting Lodge Toned Restaurant 1

Share Your Favorite Memory of Camp Greilick

- Too many to list
- Dining Hall Songs
- Friday Night Campfire & Skits & Songs
- Seeing Kids have a breakthrough of some fear.
- P.O.L.S. series 1st year teaching conservation
- Protecting our Lakes and Shorelands
- OA Ordeal and Vigil Overnight
- The Bruegel Horn in the mornings at 6 a.m. Trager Road
- Too many good memories of _____ to isolate one. Ive spent time all over the property. It's a gem.
- Spending the night _____ chipmuck cabin on New Year's Eve and Fat Tire Biking the Trails
- Loons Nest on Rennie now Education
- Boy Scout Camp '87-'95 (First Day Swim Skills test so I could swim deep water during open swims. Also tipping a canoe to learn how to get out of that situation)
- Lifelong Friends
- Learning new skills that last a lifetime! (Camp cooking, swimming, first aid, orienteering, kayak/canoe)

What Else Should We Know?

- Loons are nesting there every year!
- County owned boats stay on Rennie Lake
- Be a GOOD neighbor with limited lighting, noise, fires with camping
- Great place for biolitzdata collection, species maps, citizen science via education programs etc.
- Great opportunity to set a good ex. _____ paddling/ fire/ foraging/ first aid/ plant identification etc etc etc education Rather than fee for all day use.
- Keep BBQA & its boundaries in mind as you look & consider being a good neighbor – honor their territory
- Safety Zone During Hunting Season for Hiking/ Biking
- Fires Attended by Professional
- With people bringing paddle board, kayaks & canoes Invasive Species
- No Parking on Scout Camp Road
- Boats Only Maintained By County
- No Public Boat Access – Rennie is a Private Lake
- No Outside Watercraft – Prevent Invasive Species Prevent Invasive Species
- Will there be 24 hour supervision for campers or volunteer camper?
- Fire plan
- No Motors (Boats/Bikes)
- Fire Safety For Campers
- Invasive Species Plan in & out of H2O
- Prevent invasive species (both plant & animal) from entering the Lakes!!!! Watercraft _____ stay on property.
- Please do not let public bring their own watercraft. Keep all boats on Camp property
- Limit large gathers to no more than once per month
- Bathhouses for Beach
- Please Prevent Invasive Species Plants. Thank You! ☺
- Please prevent/limit watercraft on the bordering lakes. Thank you ☺
- Scouting History Sign
- Lake Access for all
- No Boat entry. Rennie, Bass, or Spider except your (county's own). No AIS in Rennie – we can prove where it comes in. County Will be billed.
- Septic System Concerns. Nothing Into The Lake Please!
- Significant Concern RE: Invasive Species Getting Into Rennie Lake Due To Boats Being Put In From Camp Grelick
- Invasive species must be kept out!! If boats are used, they should be only camp boats.
- Scouts/Youth groups no cost to use.
- No public watercraft access via the GOREC Watercraft. On site paddle watercraft that stay on the individual lakes.
- Please make Entrance on Hobbs or Ranch Rudolf. Current so dangerous.

- Campfires be monitored
- Education Programs are a must – Focus on: Age range = 6-16 (Outdoors, Biota, Preservation)
- No Events w/over 50 entrants- NO outside county events
- No outside watercraft. If paddling etc make sure people understand High Speed Boating Hours
- Film Festivals in Besser Lodge
- Property Notification from Private Property
- Swim Area Roped Off from Boating Area
- Citizen Science using the GOREC Bay on Rennie Lake as a living _____
- Make a plan to accommodate Ice Fishing & other Ice Sports ex – fat tire bikes
- No parking on Scout Camp Road – controlled parking areas
- No/limited water access. No invasive species. Human foosball court – keep and disc golf
- Keep Disc golf & make improvements to the course. Keep Human Foosball. Hiking. Mt. Biking. No Events
- More & more formal & non-formal schools _____ to get outside to learn and appreciate nature.

How would you see yourself using the park?

- Walking/hiking 29
- Winter Sports 23
- Mountain biking 21
- Disc golf 17
- Attending educational programs 17
- Bird watching 15
- Picnicking 10
- Paddle sports (canoe, kayak, SUP) 10
- Foraging 9
- Groomed Cross-Country Skiing 9
- Orienteering 8
- Cabin rental 7
- Rustic camping 6
- Human Foosball (court already on property) 6
- Lighted X-Country Ski w/ Hot Chocolate 3
- Art Classes 3
- Groomed Trails 3
- Shoot Archery after Lessons 3
- Trail running 3
- Swimming 2
- Hunting 2
- No Fires - _____Camp 2

- Dog Park 1
- Yoga Classes 1
- Making Snowshoes 1
- Campfire Sing-a-longs 1
- Geocaching 1
- Zip Lining 1
- Family Movies 1
- One time Newcomers Event 1
- Adult Education Programs 1
- Snowshoe Hiking 1
- Please only county owned boats to prevent AIS 4
- Contact Babs Winckler for Kayaking Instructions course 1

Add a dot to your favorite program ideas

- Nature education 20
- Guided natural area hikes 19
- XC Skiing 17
- Plant identification walks 16
- Mountain biking skills 14
- School field trips 11
- Movies in the park 11
- Disc Golf Leagues, Clinics, Tournaments 10
- Archery Lessons 10
- Yoga in the park 9
- Snowshoe rentals 9
- Kayak safety and skills 9
- Summer camp programming 9
- Concerts in the park 8
- First aid skills 7
- Guided paddles 7
- Fitness/workout groups 6
- Outdoor theater productions 6
- Camping skills 4
- Plein Air Painting Classes 3
- Hunting safety 3
- Daycare year round 2
- Human Foosball – Please keep the court – it is awesome! 2
- Orienteering/Map & Compass 2
- Conservation education 1
- Hiking 1

- No Outside watercraft for Kayak or Guided Paddles – County Owned Only, they stay on Rennie Lake 3
- Loons nest on Rennie now education people 1
- No AIS 1
- No Events more than 50 participants 1

Attachment C: August 12, 2024 Public Input Feedback

- Public input session-Besser Lodge
- Total of 135 attendees at the start
- Including
 - Commissioners: Darryl Nelson, Lauren Flynn
 - Park commissioners: Joe Underwood, Rod Kivell, Jalen Provo
 - County staff: Nate Alger, John Chase, Rob Sabo, Jason Rojewski, Scott Halliday
- Presentation began @6:05 pm est
- Public Q&A began @6:41 pm est
- Cliff Wilson:
 - Is intent to rent Besser Lodge as a venue? Capacity and time that events would go to?
- Clara Kane:
- Human, nature school should be able to use park. Feels it's a positive thing
- Sally Bejack:
 - Husband Frank was a boy scout leader, sone too, Was hoping that name would be kept as Camp Greilick
- Brad Crawl:
 - Cultural events like music, festivals, etc would prefer these, events happen and are allowed instead of just camping/kayaking/etc
- Sherry Lynch:
 - Hopes lake stays quiet, music, people, low capacity. Not supportive and feels it ruins quiet. Was the reason they purchased here
- Steve Largent:
 - Supportive of education on site, wondering about wildlife inventory and management plan
- Larry Hour:
 - Been associated with camp for 25 years. Would like to be able to camp on site, keep it peaceful here. Would like volunteers to help with Order of the Arrow monument and museum upkeep
- Trish Chorvik:
 - Concerned about renting out kayaks, limit to number of people renting. Enforcement of no personal outside watercraft. Will alcohol be allowed in?
- Terry Brad:

- Sound impact concerns, proper supervision of camping and concerns about campfires unsupervised. Worried about maintenance on building by road being in dilapidated state. Would like plans and accountability to maintain this.
- Soel Wright:
 - Best thing that has happened here to the camp and happy about availability. Concerned about twin lakes if it entered parks inventory that it would be funded here at camp Greilick. Still asked are we planning on having an on-site property manager/ranger. Wondered about surplus property of boy scouts/nostalgia. Also wondered about a friend group for this land facility
- Janson Rodjewski:
 - Been a part of property in past himself and with family. Appreciative that people showed up. Encourages people to have an open mind and wants to see kids and families using the land again. Hopes all can get together to support the space.
- Carol Husso:
 - Appreciates that this could become a recreation and education center. Would like education defined further to include conservation and for nature. Feels community would benefit from a nature center. Would like to hear more about coordination with brown bridge parkland neighbor. Concerned about air pollution of many campfires. Hope there is a cap on occupancy of people and events.
- Jill Benardie:
 - Pleased with manner of handing of land over Gorec previously. Not sure if we can proceed without detailing granular items. Boats, sound, use of land. Thinks this could interfere with fundraising. Welcoming further discussion on rules and conservation easement. Would encourage a rule of outside watercraft not be allowed in conservation easement.
- Ralph Betnars:
 - Cautious regarding ecological impact on lake rennic and quality of life. Encourages passive recreation, youth camps etc.; crucial that they consider impact. Opposed to public watercraft.
- Barb Euburry:
 - Concerned about hunting on the land-dangerous given trails, hiking, biking etc. negative experiences at brown bridge nearby. Thinks events/occupancy should be limited by parking lot size to keep number down
- Randy Smith:
 - Appreciates county taking charge and bringing it back to life. Lived nearby previously and taught at Gorec. Would like more info on year round open recreation
- Karen Smith:
 - Concerned about plans to rope off sections for swimming, it's a busy lake and wants people to be safe
- Lynda Deneed:
 - Concerned about dark sky compliant lighting-would appreciate dark skies still. Hours/noise level are also important to her. Hopes for human foosball course kept intact too
- Lisa Wilson Johnson:

- When scouts were here taps made them be quiet after dark. Agree with no outside boats. Concerned about water safety, life jackets, swimming. Fire safety, were a few here before, but scouts were supervised and trained. Supports dark skies. Concerned about hunting and gun safety. Wants rifle range use to be limited as well. Hoping for ADA compliant as well
- Todd McCall
 - Been coming here since 1971 wants to represent scouts . rebukes people concerned about noise. Noted that he never heard a complaint when scouts were here with 200 people. feels noise doesn't leave building. Feels that weddings would not be heard with reasonable accommodation/rules. Youth groups is something we all need
- James Thompson
 - Biggest concern about events. Make them around education, not weddings. Wants the land to be hikeable. Asks that we fundraise before doing weddings. Asks that we modify entrance to be safer. Other ideas: sculpture park, kids area, gardens
- Susan Larose
 - East bay parks commissioner
 - Would welcome smokeless campfires, supports wildlife inventory, supports rental kiosk
- Sherry Hintz
 - Is there a way to have access to tonight's slide deck? Concerned about ongoing communications, how to stay involved as well

Attachment D: Map of Riparian Buffer Zones and Common Use Area



Attachment E: 2025-2029 Proforma Budget

	2025	2026	2027	2028	2029
Facility rentals	\$ 1,250.00	\$ 13,500.00	\$ 27,750.00	\$ 40,875.00	\$ 47,875.00
Camping	\$ -	\$ -	\$ -	\$ -	\$ 25,000.00
Firewood sales	\$ -	\$ 100.00	\$ 200.00	\$ 300.00	\$ 4,300.00
Equipment rental	\$ 1,875.00	\$ 4,000.00	\$ 6,750.00	\$ 8,250.00	\$ 8,500.00
Programming	\$ -	\$ 8,125.00	\$ 17,250.00	\$ 29,750.00	\$ 38,500.00
Total Revenue	\$ 3,125.00	\$ 25,725.00	\$ 51,950.00	\$ 79,175.00	\$ 124,175.00
Staffing	\$ 6,489.60	\$ 21,299.20	\$ 40,268.80	\$ 51,916.80	\$ 58,195.20
Utilities	\$ 15,000.00	\$ 20,000.00	\$ 25,000.00	\$ 30,000.00	\$ 35,000.00
Contract services	\$ 14,200.00	\$ 25,000.00	\$ 34,300.00	\$ 43,000.00	\$ 55,600.00
Contract programming	\$ -	\$ 3,937.50	\$ 7,875.00	\$ 13,125.00	\$ 15,750.00
Cost of goods sold	\$ -	\$ 12.50	\$ 25.00	\$ 37.50	\$ 537.50
Fees and permits	\$ 1,650.00	\$ 1,950.00	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00
Supplies and equipment	\$ 18,000.00	\$ 24,000.00	\$ 30,000.00	\$ 32,000.00	\$ 36,000.00
Building repair and maintenance	\$ 10,000.00	\$ 10,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
Grounds care and maintenance	\$ 8,000.00	\$ 8,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
Total expenditures	\$ 73,339.60	\$ 114,199.20	\$ 165,968.80	\$ 198,579.30	\$ 229,582.70
Net	\$ (70,214.60)	\$ (88,474.20)	\$ (114,018.80)	\$ (119,404.30)	\$ (105,407.70)

Attachment F: Capital Improvements

Project	Phase	Investment	Notes
Wayfinding signage	1	\$75,000.00	Trail wayfinding and identification
Paddlecraft kiosk	1	\$50,000.00	
Utility support vehicle	1	\$15,000.00	
Well inspection and work	1	\$15,000.00	
Road gravel and grading	1	\$10,000.00	
Waterfront cleanup	1	\$10,000.00	Removal of in-water structures
Septic inspection and work	1	\$10,000.00	
Trail reconstruction	1	\$7,500.00	Replacement or addition to erosion control bars
Cabin renovation	2	\$125,000.00	Replace appliances and HVAC systems. Upgrade restroom and shower facilities with new fixtures for usability and ADA compliance.
Waterfront restroom construction	2	\$100,000.00	
Besser Lodge kitchen renovation	2	\$50,000.00	Consider converting the less expensive prep kitchen based on the frequency that a full kitchen was used at Twin Lakes. We would not be running an overnight camp and have little need for a full-service kitchen
Besser Lodge roof	2	\$100,000	
Building demolition	2	\$30,000.00	Old shower house, pump station near parking lot, Grounds buildings; estimate \$5,000 per building
Caretaker house renovation	1	\$20,000.00	Replace HVAC system
Vault toilet replacement	3	\$650,000.00	
Asphalt replacement	3	\$250,000.00	Inspect all surfaces
Vault demolition	3	\$100,000.00	

			Partial seating replacement, add stage area, grade entry trail for accessibility
Amphitheater renovation	3	\$50,000.00	
Parking lot seal and stripe	3	\$35,000.00	
Teams course renovation	3	\$ 10,000.00	
Climbing tower recertification	3	\$ 5,000.00	
Range renovation	4	\$ 30,000.00	
Besser Lodge four season conversion	5	\$ 200,000.00	Insulation, HVAC, water service
Adirondack shelter renovation	5	\$ 30,000.00	
Campsite renovation	5	\$ 20,000.00	Fire rings, site leveling
Total		\$ 1,897,500.00	