

PRIMARY ELECTION RESULTS

will be posted on our Web site, www.stignaceneews.com, in the Public Notice section (near the top of the page). This is a free area and is accessible to everyone. Results will also be available in next week's paper.

'No Sale' Most Offers Rejected at Mall Auction

By Karen Gould

Buyers seeking a bargain soon learned otherwise when owners rejected all bids for the retail units in the Mackinaw Crossings auction Monday, August 7, except those offered on properties being sold as absolute (no minimum bid). During the public auction Monday evening, sellers turned their backs on approximately \$6.3 million in offers for the retail units being sold as condominium properties and also turned down an offer for \$533,771.62 for the century-old train depot building now used as a restaurant.

The shopping mall sits on 10 acres of land one block south of Central Avenue in Mackinaw City and is owned by Bill Shepler of Mackinaw City, Mike Ryan of Detroit, and Jimmy Wehr of Springfield, Missouri.

When the sale was announced one month ago, Mr. Shepler told *The St. Ignace News*, "It's time for the independent individual shop owners to own their stores."

According to the Cheboygan County Equalization Department's Web site, the 2006 assessed value for the property was \$7,336,700, which would set the estimated market value for Mackinaw Crossings at more than \$14.6 million.

Of the 52 retail shops, the current owners accepted bids on 14 units. Those retail condominiums were advertised to be sold as "absolute" properties, meaning they went to the highest bidder with no limitations or reserve prices imposed on the units. The stores averaged 1,100 square feet and the average price paid was \$182.40 a square foot (an average of \$200,640 a store), fetching the owners a total of \$2,475,897.60. Additionally, a 10 percent buyers premium was added to the sale price, upping the square footage cost to the new owners to approximately \$200 a square foot.

Bids on the remaining properties were subject to the sellers' confirmation and at an average price of \$174.20 a square foot, the sellers tossed out all the offers. Combined, they totaled \$6,299,856.41.

"The owners felt the bids weren't adequate," Martin Higgenbotham, president of Higgenbotham Auctioneers of Lakeland, Florida, told *The St. Ignace News* at the end of the auction. Mr. Higgenbotham's company was hired to manage the auction.

"The bids were quite a bit lower than the fair market value, but that's what it was worth tonight with the audience we had," he said.

Approximately 150 people attended the auction, including Heather Lee, a mortgage broker

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Les Cheneaux Show Celebrates Boating Heritage

120 Boats To Be Displayed Saturday

The 29th Annual Les Cheneaux Antique Wooden Boat Show and Festival of Arts will be on display.



Longtime Boat Show volunteers and Hessel residents Dick Nye and Mark Clymer (standing in Whaler) untie the complex line system that keeps boats from knocking together during the show.

Committee To Improve Tennis Courts

By Ryan Schlehuder

Can motor homes be parked on a person's property without a principal building there? How much will it cost taxpayers to restore the tennis courts and should they be more of a priority than other city recreational features? What sort of artistic details should the new city flag incorporate? These are a few questions that faced the St. Ignace City Council at its regular meeting

Monday, August 7.

City Manager Eric Dodson is hoping the City Council will come to a clearer understanding at its next regular meeting Monday, August 21, as to which direction it would like to go on the issue of property owners living in motor homes on vacant lots.

That topic has been discussed at length at both the city's Planning Commission and Zoning Board of

and at least 120 wooden boats will be on display.

The Festival of Arts will feature 70 artists selling glass, pottery, paintings, jewelry, sculp-

ture, photographs, textiles, wood carvings, and wooden furniture.

Activities Saturday include channel cruises around the Les Cheneaux Islands.

Admission is \$7 for adults and \$3 for children ages 12 to 18 years. Children younger than 12 will be admitted free.

A complete schedule of events can be found on pages 6 and 7, including Friday evening events and the Saturday morning pancake breakfast.

Three feature boats in this

year's boat show include the custom runabout *Lady El*, former Detroit police boat *Wuzz a' Fuzz*, and former racing boat *Buddy*.

Lady El is a 1936, 19.6-foot Earl Barnes runabout owned by Mark Andreae of Mullett Lake and Cincinnati, Ohio. Earl Barnes of Bracebridge, Ontario, was trained by master builder Bert Minett, and he built 20 custom boats during his career. Of those, only seven remain.

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Board OK's \$200,000 Solution to Sewer Odor

By Karen Gould

St. Ignace Township board members plan to eliminate sewer odors in Evergreen Shores within 100 days. The solution comes with a \$200,000 price tag, adds approximately \$2.42 to sewer bills per household, and was approved during a special township meeting Tuesday night, August 1.

Two weeks after directing the sewer project engineers to come up a solution to the ongoing sewer smells that homeowners in Evergreen Shores have endured for the last 11 months, the board was given four recommendations to consider from Andrew Keranen, a civil engineer with U.P. Engineers and Architects, Inc. of Norway, who has been the project engineer since early 2006.

The solution the board approved calls for a 3,000-foot

bypass that will directly tie the sewer's force main to the St. Ignace water treatment lagoons at Lift Station #2 on North Mackinac Trail. The plan could have been a part of the original sewer construction project, though previous project engineers did not expect sewer odors to be a problem. The engineers also recommended against the added construction costs and suggested that Rural Development would not provide the additional funding to build the odor-prevention measure.

Now, to eliminate the unanticipated odor problem, the township will seek a \$200,000, 40-year loan at 2.7 percent interest. The monthly increase of approximately \$2.42 per unit will be added to bills when the bypass is operational, said Township Supervisor Dale Nelson.

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Ready for the Horsepull at Pickford Hay Days



Billy Thompson of East Jordan helps a friend prepare his draft-pulling team for the Pickford Hay Days horsepull Saturday, August 5. The horses are owned by Bill Huffman, also of East Jordan.

Inside... More Hay Days Pictures, Pages 5 and 10

City's Wawatam Lighthouse Awaiting Permit

By Karen Gould

The new lighthouse in St. Ignace has been named Wawatam Lighthouse and its navigational light could be operational later this month, pending approval by the U.S. Coast Guard. Standing at the end of the old Railroad Dock, home to the rail ferry *Chief Wawatam*, the beacon defines the harbor and marks the entrance to the City Marina. Once lit, Wawatam Lighthouse also will serve as an aid to navigation.

A permit to turn on the light has been filed with Ninth District Coast Guard in Cleveland, said Eugene Elmer, St. Ignace marina director, who hopes to have approval to flip on the light switch by the end of the month. The Coast Guard required that the lighthouse

be named before the application for the light could be processed.

The outside of the lighthouse already is lit, and the beacon light is wired, installed, and awaiting Coast Guard approval, said Mr. Elmer.

The five-piece lighthouse was erected in early June at the end of the old Railroad Dock. Rising 52 feet above its perch on the dock, the replica lighthouse was a decorative attraction at the Monroe Welcome Center before being given to St. Ignace by the state in fall 2004.

Originally, the application was submitted without a name and the city had hoped to have a contest to name the structure. Then, the Coast Guard notified the city that a name was needed for navigational

charts, which are issued yearly by the Coast Guard, said Mr. Elmer. Until new charts are printed, notices are sent out to mariners that include the latest changes and additions.

To keep the process moving, a poll quickly was taken with people at St. Ignace City Hall. Wawatam was the first choice and it provided a tie to the dock's history, said Mr. Elmer.

Built in the late 1800s by the Duluth, South Shore and Atlantic Railroad, the railroad dock once served as a port for the 338-foot railcar ferry *Chief Wawatam*. The track elevator used to align the railroad tracks on the dock with the deck on the *Wawatam* still

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Switchback will perform Saturday, August 12, at the St. Ignace Marina. Tickets cost \$10 and may be purchased at the Chamber of Commerce office, Fort de Buade, St. Ignace Marina, and concert site. (Photograph by Deone Jahnke)