

MEMORANDUM

TO: Mayor and Council
FROM: Real Estate Committee
DATE: April 1, 1996
RE: Excess City Property

Attached for your review and approval is a list, site location maps and resolution declaring several vacant City owned parcels as excess City property.

On October 16, 1995, City Council approved Resolution R-495-10-95 directing the real estate committee to convene and conduct a review of vacant and non-City occupied real estate and make disposition recommendations to Council. The committee has prepared a listing of vacant city properties, reviewed this information with impacted City Departments as well as the Planning Commission, the Park Advisory Commission, the Downtown Development Authority and the Housing Policy Board and concluded that the parcels on the list should be declared excess City property with specific recommendations.

Based on input from the Planning Commission and the DDA, the Committee is recommending that the large Packard/Main site be separated from the list and a Request for Proposals (RFP) be issued for this site that is in conformance with the Downtown Plan, the Central Area Plan and the DDA Plan.

The Planning Commission has also expressed concern that the public benefit be considered before any parcels are sold, including access to the properties by non-profit housing organizations. They also suggested public comment on the list before any parcels are sold.

The real estate committee is also recommending that because of the number of parcels, the issues of notification, advertising, obtaining appraisals and determining clear title that a real estate broker be contracted with to market the properties to either adjacent property owners or other interested parties. Individual offers would then be presented for City Council consideration. An RFP is proposed for these real estate and appraisal services to assure a fair selection process and it is proposed that any funds expended would be reimbursed from sale proceeds.

It is recommended that City Council declare the listed parcels as excess City property and direct the City Administrator to issue a Request for Proposals (RFP) for both the Packard/Main site and for the solicitation of real estate and appraisal services.

Prepared by: Larry Friedman, Housing Services Manager, Ron Olson, Superintendent Parks & Rec
reviewed by: Real Estate Committee
Approved by: Neal G. Berlin, City Administrator
Postponed March 18 and April 1, 1996

APR 15 1996

D-1-106
D-19A

R-176-4-96
RESOLUTION DECLARING PARCELS
EXCESS CITY PROPERTY

Whereas, On October 16, 1995, City Council approved Resolution R-495-10-95 relating to evaluating City-owned real estate and making disposition recommendations to Council;

Whereas, The Real Estate Committee has convened, prepared a listing of vacant city properties and reviewed this information with impacted City departments as well as the Planning Commission, the Park Advisory Commission, the Downtown Development Authority and the Housing Policy Board; and

Whereas, Using the information and input gathered, the Real Estate Committee is recommending that the identified parcels be declared excess property and be made available to the public;

RESOLVED, That City Council declare the parcels listed in Attachment A as excess City property;

RESOLVED, That City Council direct the City Administrator and the Real Estate Committee, in cooperation with the Planning Department and the Downtown Development Authority, to prepare and issue a Request for Proposals (RFP) for the parcel located at 434 South Main Street for use which conforms with the Central Area Plan, the Downtown Plan and the DDA Plan;

RESOLVED, That City Council direct the City Administrator and the Real Estate Committee to contact local housing nonprofit organizations to determine their interest in development of affordable housing on any of the appropriately zoned parcels on the list;

RESOLVED, That City Council direct the City Administrator and the Real Estate Committee to prepare and issue a Request for Proposals (RFP) within 45 days for solicitation of such real estate brokers and appraisers as may be needed to assist in the disposition of the properties and authorize the City Administrator to approve the selection of the agents upon recommendation of the Real Estate Committee;

RESOLVED, That the Planning Commission receive public input and provide a summary of the comments on the list of excess city properties before any offers are accepted by the City Council;

RESOLVED, That City Council direct the City Administrator and the Real Estate Committee to present City Council with recommendations for the disposition of each of the parcels as they become available for the smaller parcels and within six months for the larger parcels; and

RESOLVED, That any funds expended relating to the disposition of the properties be reimbursed from sale proceeds realized and that the remaining funds be divided equally between infrastructure needs and the Housing Trust Fund regardless of budget year.

As Amended: April 15, 1996

Real Estate Committee
excess.res

FILED

APR 15 1996

CITY CLERK

**APPROVED
BY COUNCIL**

APR 15 1996

W. NORTHCROSS
CITY CLERK

APR 15 1996

D-1
(D-19A)

ATTACHMENT A

EXCESS VACANT CITY PROPERTY LIST			
LOCATION	ASSESSOR #	ZONING	S.F. SIZE
1 Ironwood Dr. adj M-14	824201003	PL	5,900
2 just W. of 266 Larkspur St	916317004	R1C	7,485
3 between High St. & Depot St	920402005	R4C	16,225
4 between High St. & Depot St	920402009	C2B	41,000
5 just W. of 325 Beakes St.	920416013	R4C	989
6 S. of Leslie Golf Crs. E. of RR tracks	921105016	R4A	106,036
7 strch just N. of 1300 Pepper Pike	923303003	R1B	16,215
8 between 507 & 512 Mack St.	928316027	R4C	2,975
9 W. of 1364 Geddes Ave.	928410009	R4C	6,195
10 214 W. William	929409007	C2B	2,508
11 210 W. William	929409008	C2B	2,508
12 340 S. Ashley	929409011	C2B	4,000
13 between 434 S. Main & 427 S. Ashley	929411030	R4C/D	39,431
14 between 333 & 335 John St.	929432024	R4A	440
15 NE cnr 2047 Jackson, go S 167' & E 62'	930205006	R1C	75
16 N of 322 Crest	930402022	PL	4,020
17 jst E. of 2205 Carol Dr	931202006	R1C	8,040
18 N of Federal Blvd	931210002	C2B	41,250
19 N of Federal Blvd	931211001	C2B	21,900
20 N & W of Federal Blvd	931210001	R2A	106,983

Total			434,175

EXCESS LIST

D-1-109
(D-19A)

RESOLUTION DECLARING
PARCELS
EXCESS CITY PROPERTY

Whereas, on October 16, 1995, City Council approved Resolution R-495-10-95 relating to evaluating City-owned real estate and making disposition recommendations to Council;

Whereas, the real estate committee has convened, prepared a listing of vacant city properties and reviewed this information with impacted City Departments as well as the Planning Commission, the Park Advisory Commission, the Downtown Development Authority and the Housing Policy Board; and

Whereas, using the information and input gathered, the real estate committee is recommending that the identified parcels be declared excess property and be made available to the public;

RESOLVED, that City Council declare the parcels listed in Attachment A as excess City property;

RESOLVED, that City Council direct the City Administrator and the Real Estate Committee, in cooperation with the Planning Department and the Downtown Development Authority, to prepare and issue a Request for Proposals (RFP) for the parcel located at 434 S. Main Street for use which conforms with the Central Area Plan, the Downtown Plan and the DDA Plan;

RESOLVED, that City Council direct the City Administrator and the Real Estate Committee to contact local housing nonprofit organizations to determine their interest in development of affordable housing on any of the appropriately zoned parcels on the list;

RESOLVED, that City Council direct the City Administrator and the Real Estate Committee to prepare and issue a Request for Proposals (RFP) within 45 days for solicitation of such real estate brokers and appraisers as may be needed to assist in the disposition of the properties and authorize the City Administrator to approve the selection of the agents upon recommendation of the Real Estate Committee;

RESOLVED, that the Planning Commission receive public input and provide a summary of the comments on the list of excess city properties before any offers are accepted by the City Council;

RESOLVED, that City Council direct the City Administrator and the Real Estate Committee to present City Council with recommendations for the disposition of each of the parcels as they become available for the smaller parcels and within six months for the larger parcels; and

RESOLVED, that any funds expended relating to the disposition of the properties be reimbursed from sale proceeds realized.

April 1, 1996
Real Estate Committee

EXCESS.F08

D-1-108

#1 824201005

ANN ARBOR NORTHBELT EXPRESSWAY

IGNER ST. 3

STOWE ST.

ST.

IRONWOOD DR.

RAVENWOOD AVE. 8

RAVENWOOD AVE. 8

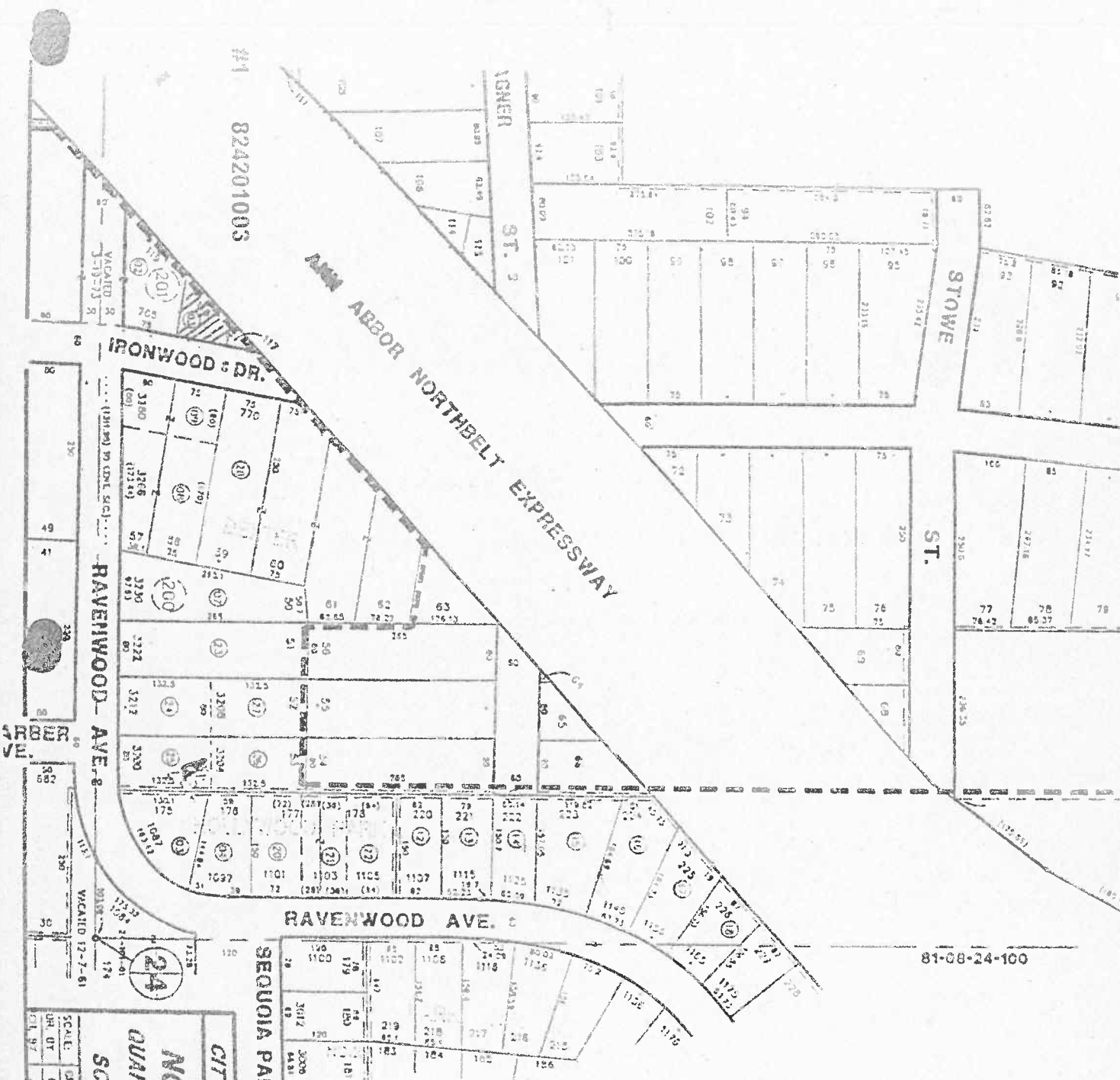
SEQUOIA PARKWAY

81-68-24-100

CITY OF ANN ARBOR
LAST UPDATE: 7-6-92 01.
NORTHWEST 24
QUARTER SECTION 24
SCIO TOWNSHIP

SCALE: GRAPHIC DATE: 8-91 81-200
PREP: JIL

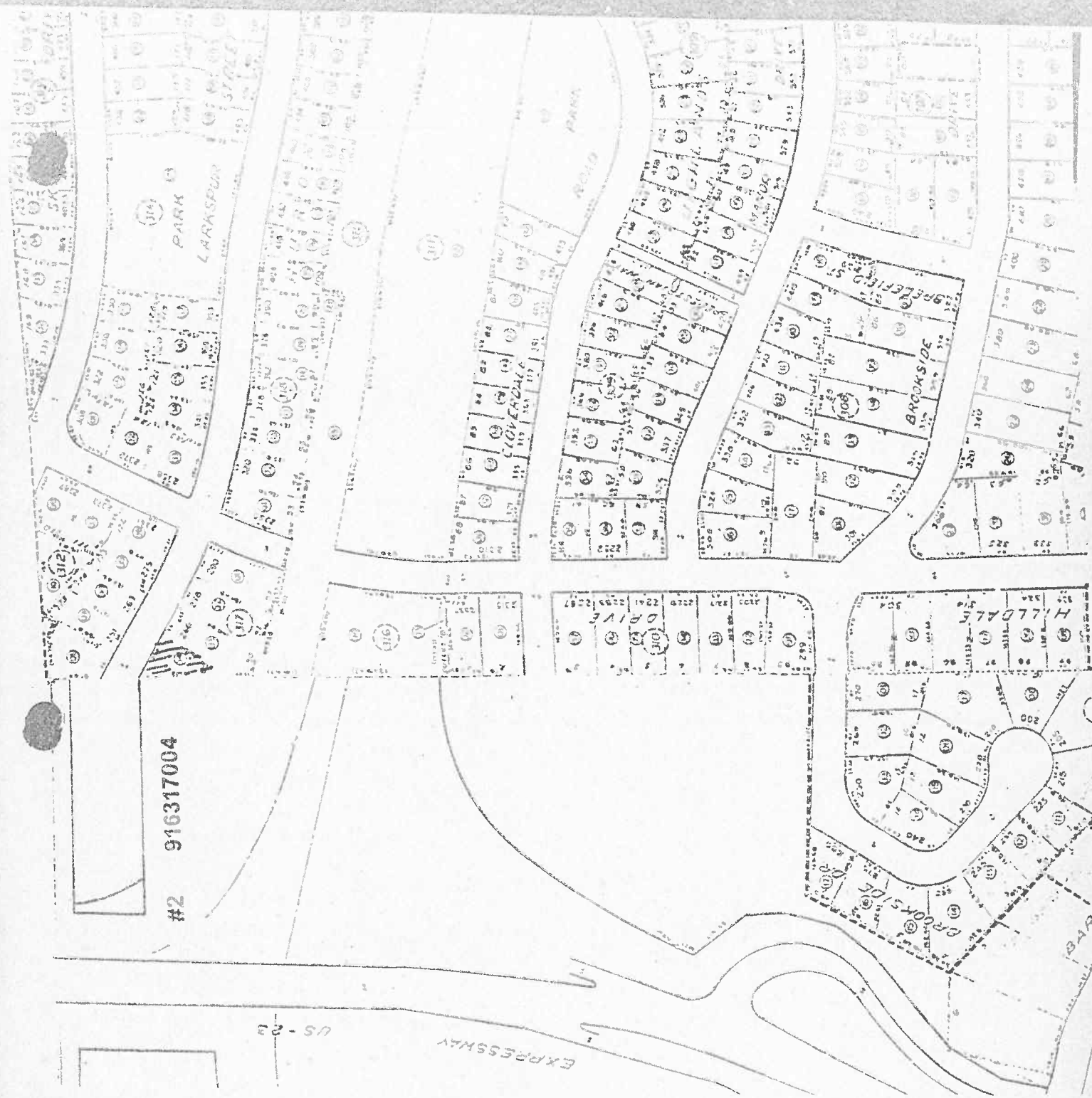
D-1-110



EXPRESSWAY

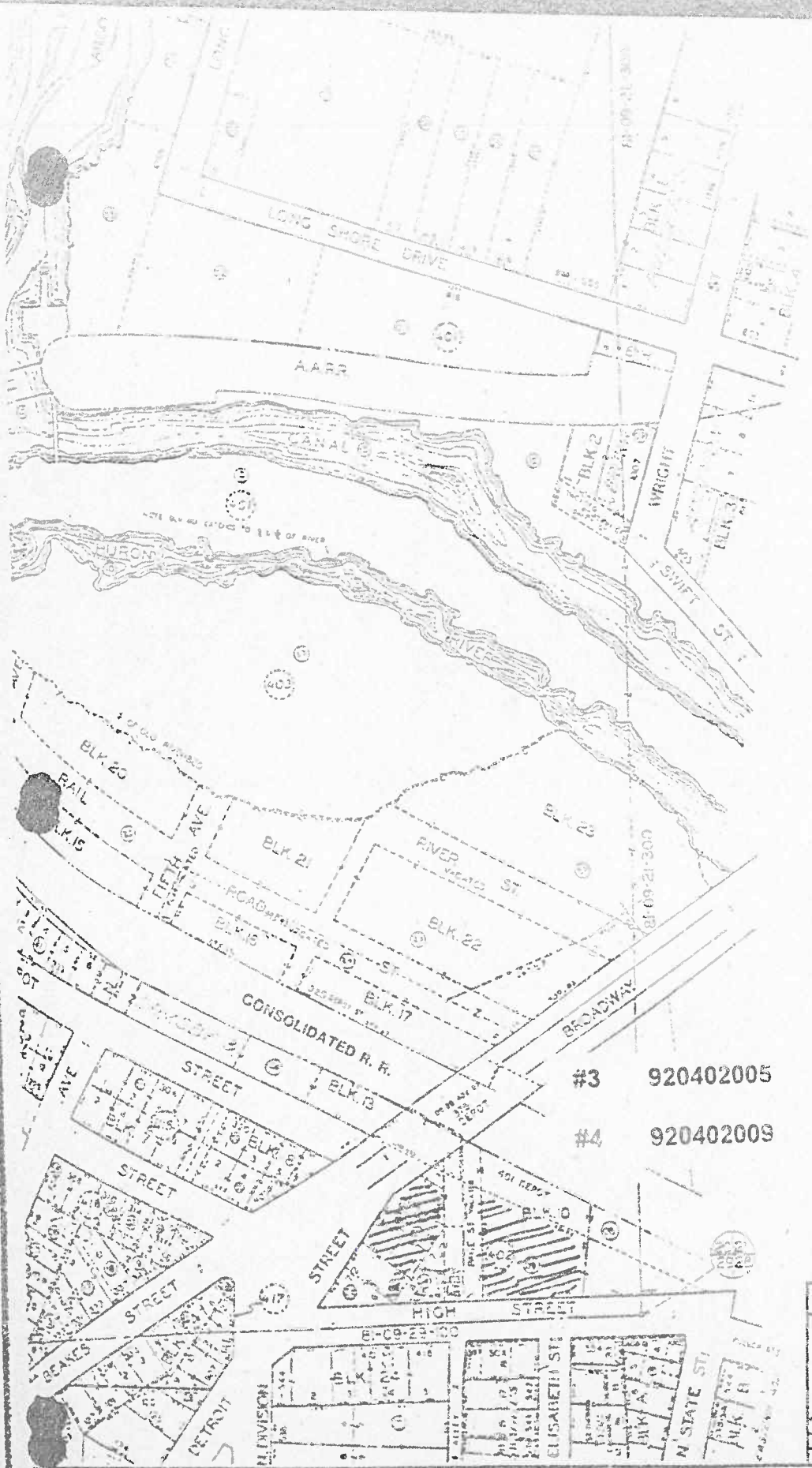
U.S. - 23

#2 916317004



D-1-111

1-800-345-7334



#3 920402005

#4 920402009

CITY OF ANN ARBOR

SOUTH EAST
QUARTER SECTION 20
ANN ARBOR TOWNSHIP

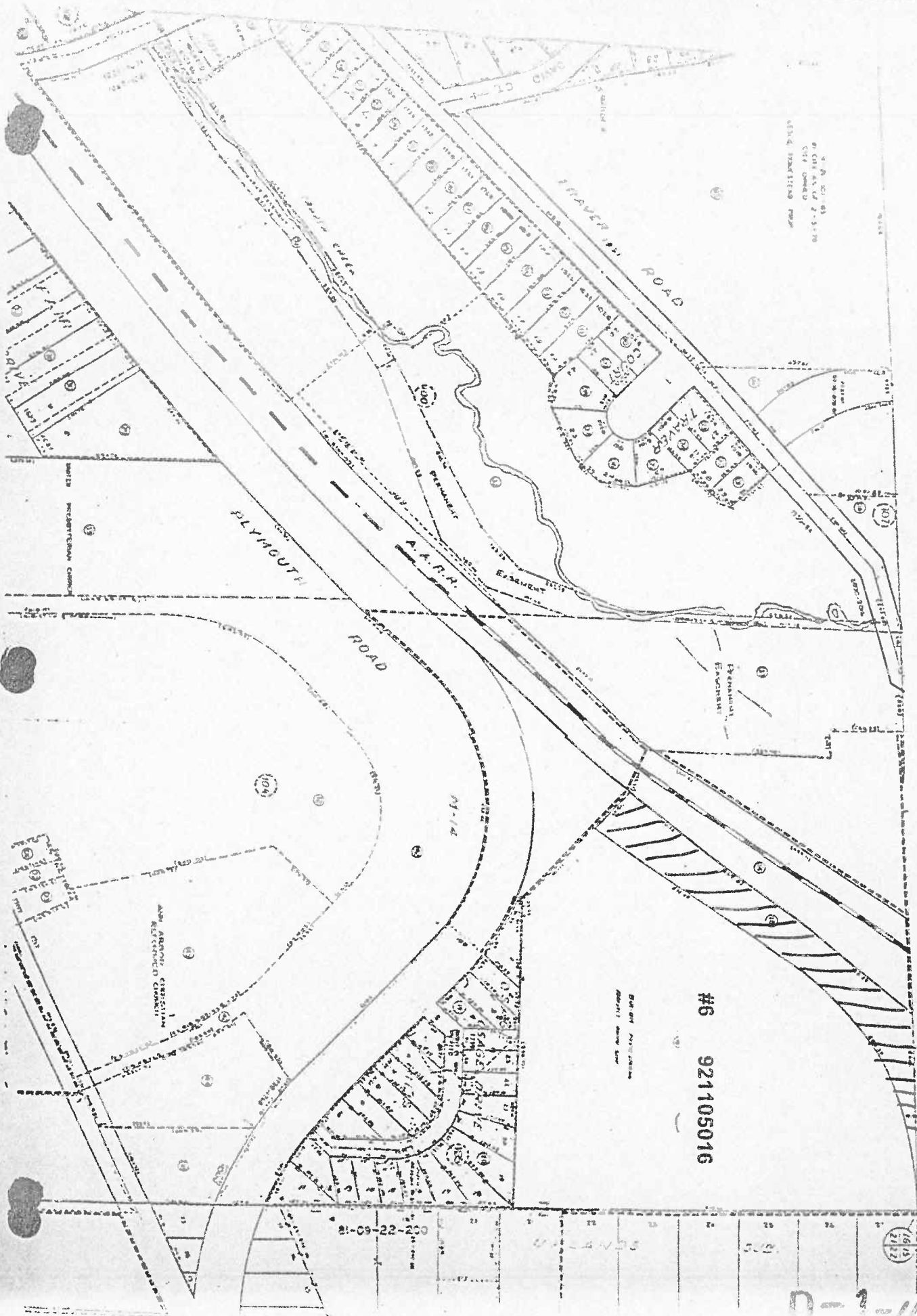
SCALE HERE	DATE
DRAWN BY TC	81-09-20400
OR BY	

ANN ARBOR
CITY ENGINEER
ANN ARBOR
CITY ENGINEER

#5 920416013



4 A. 201-83
91 CITY MAP OF 2-3-70
CITY COMED
FROM PLANNING DEPT.



#6 921105016

81-09-22-200

16/15
2/12

D-1-111



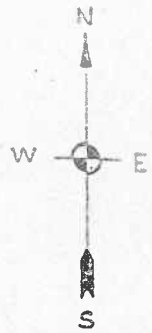
#7 923303003

000-42-60-18

CITY OF ANN ARBOR
SOUTHWEST
 QUARTER SECTION 23
 ANN ARBOR TOWNSHIP
 SCALE 1/16" = 1'

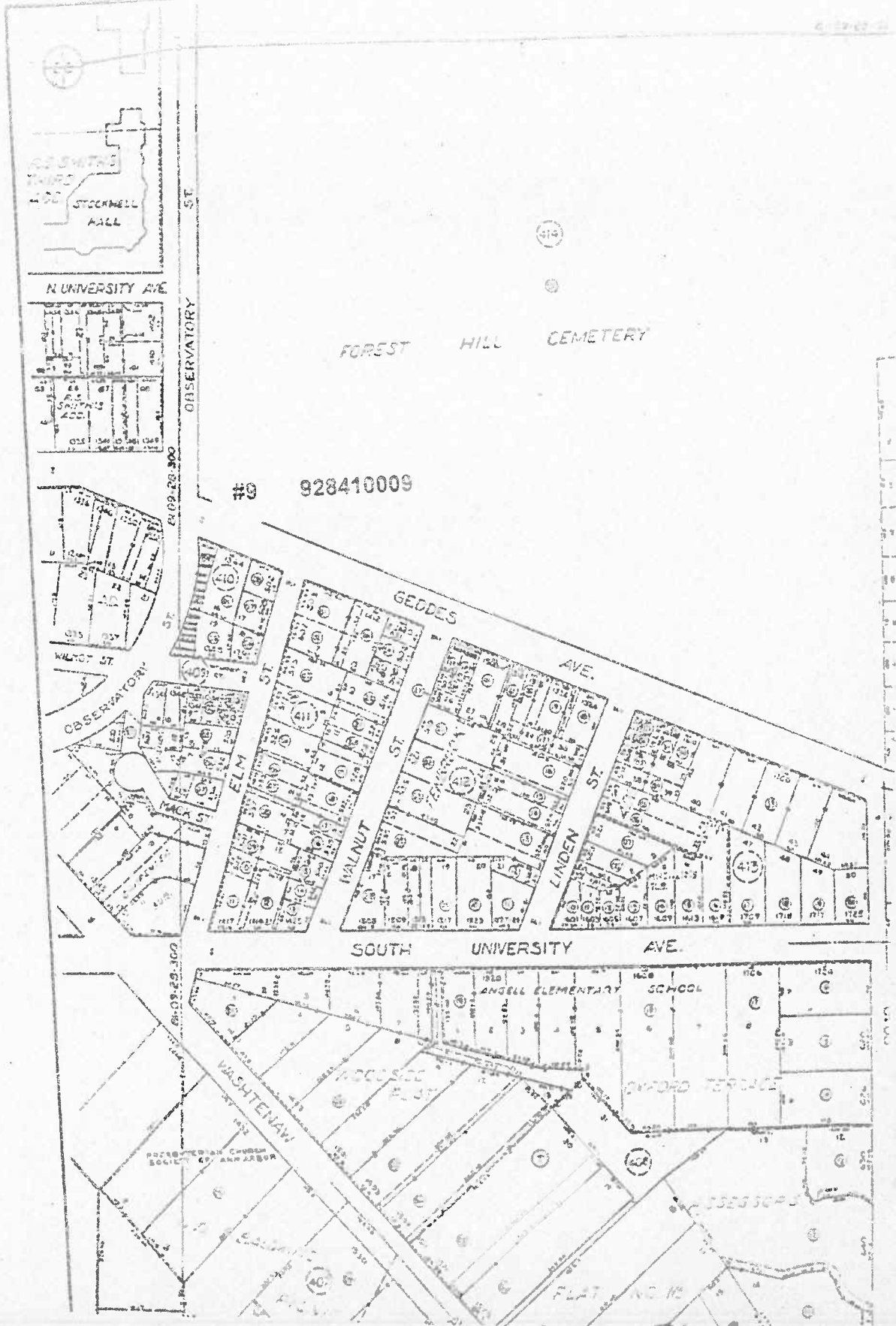
81-09-26-200

1-115



#8 928316027

D-1-116



N UNIVERSITY AVE

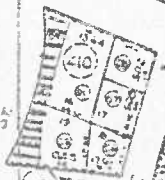


FOREST HILL CEMETERY

928410009



WALNUT ST



GEDDES AVE

OBSERVATORY ST



SOUTH UNIVERSITY AVE



D-1-117



#10 929409007
 #11 929409008
 #12 929409011

D-1-118



#13 929411030

STREET

WILLIAM STREET

STREET

WEST

EAST

ASHLEY

MAIN

WEST

JEFFERSON STREET

PACKARD

SOUTH

SOUTH

SOUTH

ROAD

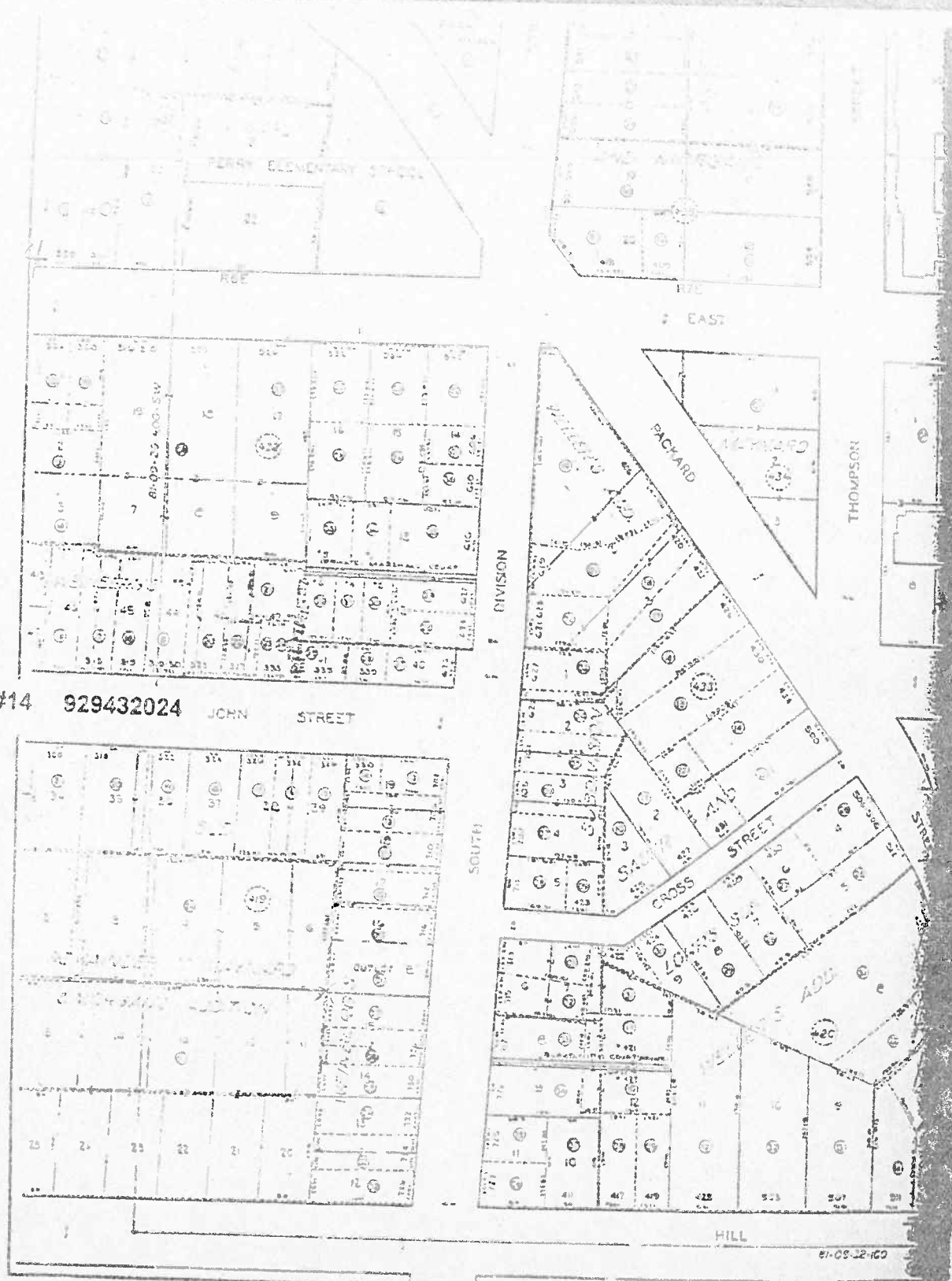
R2C

R3E

R4E

R4S





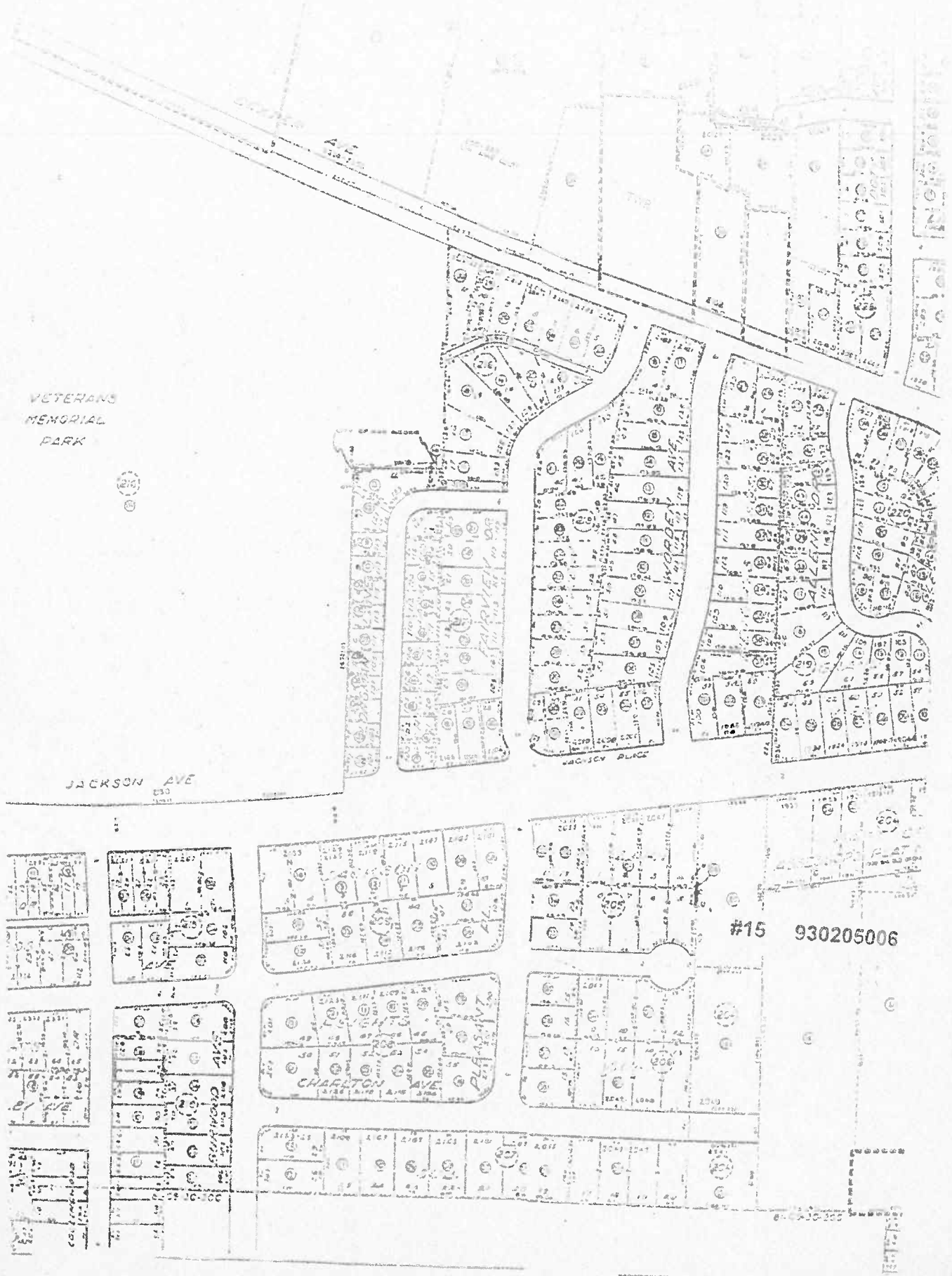
#14 929432024 JOHN STREET

150

D-1-120

VETERANS
MEMORIAL
PARK

JACKSON AVE



#15 930205006

D-1-121
(7-20)

SCIO TWP
81-08-36-100

AA TWP

MAPLE ROAD

PENNSYLVANIA

COMMERCE DRIVE

SCOLE WAYS

BOULEVARD

PAULINE

WALDEN VILLAGE
CONDOMINIUM

2 G1 - 2111
2151 - 2187
2101 - 2149
2121 - 2131

PAULINE CT
BLDG. 5: 2031-2083 (APRS 27-32)
• 8: 2021-2029 (" 34-38)
• 7: 2001-2017 (" 39-47)
• 6: 2031-2041 (" 48-53)

TERRACE

STEPHEN

CAROL DR.

SUE FWY.

RUNNYMEDE

VERNON

#17 931202006

81-C9-31-300

11-1-123
(D-199)

#20 931210001

#18 931210002

#19 931211001

ASSESSOR'S
PLAT

BOULEVARD

PENNSYLVANIA AVE.

FEDERAL

COMMERCE DRIVE

COMMERCIAL SUB

208
209

1992 - 2100

SCIO TWP.
81-08-36-100

AA TWP.

1215-1265

MAPLE

1240

UNITS 1-138

208

WALDEN VILLAGE CONDOMINIUM

PAULINE

BOULEVARD

PAULINE CT.

- BLDG. 5: 2051-2063 (APTS. 27-31)
- 6: 2021-2029 (" 34-38)
- 7: 2001-2017 (" 39-47)
- 8: 2031-2041 (" 48-53)

53 THRU 79

WALDEN VILLAGE
CONDOMINIUM

2101 - 2111 PAULINE CT

D-1-124
(D-100)

**RESOLUTION ALLOCATING PROCEEDS FROM SALE OF
EXCESS CITY PROPERTY TO THE HOUSING TRUST FUND**

Whereas, The City's Housing Trust Fund which includes Community Development Block Grant Rental Housing Funds, HOME funds, and General Fund Affordable Housing funds has been available for eligible housing projects as defined in the Housing Trust Fund Guidelines since 1991;

Whereas, From these sources, a total of \$4,586,189 has been awarded to various housing nonprofit entities to provide 238 affordable housing units for low, very low and extremely low income individuals and families;

Whereas, These city funds have leveraged \$9,452,005 from other federal, state, local and private sources for a leveraging ration of \$2.06 of other dollars for every \$1 of city funds;

Whereas, At its meeting on October 15, 1998, the Housing Policy Board approved a resolution to support the use of all of the funds received from the sale of excess city property be directed to the Housing Trust Fund for use in affordable housing projects;

Whereas, Resolution R-176-4-96, approved on April 15, 1996, directed that any funds expended relating to the disposition of surplus properties be reimbursed from sale proceeds realized and that the remaining funds be divided equally between infrastructure needs and the Housing Trust Fund regardless of the budget year;

Whereas, Based on figures from the City's FY 1995-2000 Consolidated Strategy and Plan, approximately 50% (11,740) of the rental units and 18% (3,342) of the owner units have housing problems defined as either paying more than 30% of income for housing, living in overcrowded conditions, or living in substandard units; and

Whereas, One of the goals of the Homeless Task Force was to create more permanent units of affordable housing in order to decrease the need for shelter provision;

RESOLVED, That all of the funds from the sale of excess city property, from this date forward, be dedicated to the City's Housing Trust Fund, regardless of budget year, for use in developing affordable housing, after any funds expended relating to the disposition of the properties are reimbursed from the sales proceeds realized.

Sponsored by: Councilmembers Carlberg and Hanna-Davies

**APPROVED
BY COUNCIL**

As Amended
November 5, 1998

NOV 5 1998

RESOLUTION ALLOCATING PROCEEDS FROM SALE OF
EXCESS CITY PROPERTY TO THE HOUSING TRUST FUND

Whereas, The City's Housing Trust Fund which includes Community Development Block Grant Rental Housing Funds, HOME funds, and General Fund Affordable Housing funds has been available for eligible housing projects as defined in the Housing Trust Fund Guidelines since 1991;

Whereas, From these sources, a total of \$4,586,189 has been awarded to various housing nonprofit entities to provide 238 affordable housing units for low, very low and extremely low income individuals and families;

Whereas, These city funds have leveraged \$9,452,005 from other federal, state, local and private sources for a leveraging ration of \$2.06 of other dollars for every \$1 of city funds;

Whereas, at its meeting on October 15, 1998, the Housing Policy Board approved a resolution to support the use of all of the funds received from the sale of excess city property be directed to the Housing Trust Fund for use in affordable housing projects;

Whereas, Resolution R-176-4-96, approved on April 15, 1996, directed that any funds expended relating to the disposition of surplus properties be reimbursed from sale proceeds realized and that the remaining funds be divided equally between infrastructure needs and the Housing Trust Fund regardless of the budget year;

Whereas, Based on figures from the City's FY 1995-2000 Consolidated Strategy and Plan, approximately 50% (11,740) of the rental units and 18% (3,342) of the owner units have housing problems defined as either paying more than 30% of income for housing, living in overcrowded conditions, or living in substandard units; and

Whereas, One of the goals of the Homeless Task Force was to create more permanent units of affordable housing in order to decrease the need for shelter provision;

RESOLVED, That all of the funds from the sale of excess city property will be dedicated to the City's Housing Trust Fund, regardless of budget year, for use in developing affordable housing, after any funds expended relating to the disposition of the properties are reimbursed from the sales proceeds realized.

Sponsored by: Jean Carlberg, Councilmember
Tobi Hanna Davies, Councilmember

November 5, 1998

SEE AMENDED
RESOLUTION

D-6 156

R-219-6-07

RESOLUTION TO APPROVE THE SALE OF CITY-OWNED PROPERTY
LOCATED ADJACENT TO 385 E. EISENHOWER PARKWAY TO JAG
EISENHOWER, L.L.C. FOR THE MALLETTS VIEW OFFICE CENTER
DEVELOPMENT AND TO REVOKE RESOLUTION R-481-11-98
REGARDING THE PROCEEDS FROM THE SALE OF EXCESS CITY LAND
(8 VOTES REQUIRED)

Whereas, The City of Ann Arbor is the fee title owner of certain property, located in front of and adjacent to 385 East Eisenhower Parkway, in the City of Ann Arbor, Washtenaw County, State of Michigan, and more fully described as follows:

Commencing at the SE Corner of Section 5, T3S, R6E, City of Ann Arbor, Washtenaw County, Michigan; thence S87° 25' 50" W 1196.60 feet along the S line of said Section 5; thence N01° 44' 10" W 36.46 feet to the POINT OF BEGINNING,

thence S87° 25' 50" W 145.01 feet;

thence N01° 44' 10" W 32.72 feet;

thence N86° 38' 10" E 145.05 feet;

thence S01° 44' 10" E 34.73 feet to the POINT OF BEGINNING.

Being a part of the SE ¼ of said Section 5 and containing 4890.0 sq. ft. or 0.11 acres of land, more or less. Being subject to easements and restrictions of record, if any.

Whereas, JAG EISENHOWER, L.L.C., a Michigan limited liability corporation, desires to purchase said described parcel of land from the City, contingent upon City Council approval of JAG EISENHOWER, L.L.C.'s site plan and PUD zoning;

Whereas, An appraisal that includes a comparative analysis of similar properties supported by additional data and zoning requirements enabled both parties to reach agreement that JAG EISENHOWER, L.L.C., will pay the City \$23,750.00 for the land;

Whereas, An additional public benefit of the sale and development of the proposed Malletts View Office Center PUD development will be provided by JAG EISENHOWER, L.L.C., in the form of a conveyance by deed to the City of a 1.3 acre parcel for parkland;

Whereas, JAG EISENHOWER, L.L.C., contingent upon the approval of the Washtenaw County Drain Commission will grant an easement to the Washtenaw County Drain Commission, for that portion of the parcel that is located within the Mallett's Creek Drain;

Whereas, City Council has determined that the property is no longer needed for public purposes; and

Whereas, On November 5, 1998, City Council approved Resolution R-481-11-98 which requires that all funds from the sale of excess City property be deposited into the Affordable Housing Trust Fund;

RESOLVED, That City Council direct the City Attorney to transfer title to the above-described property by quit claim deed to JAG EISENHOWER, L.L.C., for the sum of Twenty-Three Thousand, Seven-Hundred Fifty Dollars, reserving easements and restrictions of record, if any;

RESOLVED, That City Council finds, upon the recommendation of the City Administrator, that the information in the appraisal submitted by the Developer that was reviewed, analyzed and negotiated by City Staff is a reasonable approach to ascertaining the value of the land given the specific terms and conditions outlined above and, therefore, it is unnecessary for the City to complete an appraisal to determine value;

RESOLVED, That the transfer of title to the Developer is contingent upon site plan approval and PUD zoning approval by City Council, and the granting of an easement for the Mallett's Creek Drain to the Washtenaw County Drain Commission;

RESOLVED, That City Council revoke Resolution R-481-11-98 which provided that the proceeds from the sale of excess City property be deposited into the Affordable Housing Trust Fund;

RESOLVED, That the proceeds from this transaction be deposited into the Affordable Housing Trust Fund;

RESOLVED, That City Council authorize the Mayor and City Clerk to execute the quit claim deed and any other transfer documents necessary to implement this resolution; and

RESOLVED, That the City Administrator is authorized to take any necessary administrative actions to complete this transaction.

Submitted by: City Administrator

Approved by: City Attorney

Date: June 4, 2007

As amended by Ann Arbor City Council on June 4, 2007

**APPROVED
BY ANN ARBOR CITY COUNCIL**

June 4, 2007

**CITY CLERK
ANN ARBOR, MI**

MEMORANDUM

TO: Mayor and Council

FROM: Stephen K. Postema, City Attorney

DATE: June 4, 2007

SUBJECT: Resolution to Approve the Sale of City-Owned Property Located Adjacent to 385 E. Eisenhower Parkway to JAG EISENHOWER, L.L.C. for the Malletts View Office Center Development and to Revoke Resolution R-481-11-98 Regarding the Proceeds from the Sale of Excess City Land (8 votes required)

Attached for your review and approval is a resolution to approve the sale of a 0.11 acre City-owned parcel located on the north side of Eisenhower Parkway between S. State Street and S. Main Street to JAG EISENHOWER, L.L.C., a Michigan limited liability corporation, ("Developer"). The Developer will use this land for parking and for underground storm water detention pipes for the proposed Malletts View Office Center Development.

The City acquired the land by warranty deed in 1984 for the purpose of constructing that portion of Eisenhower Parkway west of S. State Street. City staff has determined that the portion being considered under this resolution is excess City-owned land.

Based on data taken from an appraisal provided by the Developer that includes a comparative analysis of similar properties, the Developer has agreed to pay the City \$23,750.00 for this property. This value is supported, in part, by factoring the following known conditions into the final value of the parcel:

- Approximately two-thirds of the parcel is located in the Mallett's Creek Drain
- The Developer will grant an easement to the Washtenaw County Drain Commission in, on and over that portion located in the Drain
- Most of the parcel will be used to meet on-site parking requirements as provided in the site plan

The sale of this parcel to the Developer will allow the proposed Malletts View Office Center PUD development which has a public benefit in the form of the conveyance of a 1.3 acre parcel by deed to the City for parkland.

The sale of this parcel is contingent upon certain conditions outlined in the Agreement for Purchase, including City Council approval of the Developer's site plan and PUD zoning, and the granting of an easement for the Mallett's Creek Drain to the Washtenaw County Drain commission.

The City Administrator recommends that proceeds from this transaction be deposited into Fund 0008 – The Municipal Center Fund; therefore, as part of this Resolution, we are requesting that City Council revoke resolution R-481-11-98 which requires that all funds from the sale of excess City property be deposited in the Affordable Housing Trust Fund. By revoking this earlier resolution, Council may decide the future disposition of transaction proceeds on a transaction by transaction basis.

There are no costs to the City associated with this transfer of title by quit claim deed.

Approval of the sale of the 0.11 acre parcel to JAG EISENHOWER, L.L.C. is recommended by the City Administrator.

Prepared by:	Kevin McDonald, Senior Assistant City Attorney
Reviewed by:	Stephen K. Postema, City Attorney
Approved by:	Roger W. Fraser, City Administrator

RESOLUTION TO APPROVE THE SALE OF CITY-OWNED PROPERTY
LOCATED ADJACENT TO 385 E. EISENHOWER PARKWAY TO JAG
EISENHOWER, L.L.C. FOR THE MALLETTS VIEW OFFICE CENTER
DEVELOPMENT AND TO REVOKE RESOLUTION R-481-11-98
REGARDING THE PROCEEDS FROM THE SALE OF EXCESS CITY LAND
(8 VOTES REQUIRED)

Whereas, The City of Ann Arbor is the fee title owner of certain property, located in front of and adjacent to 385 East Eisenhower Parkway, in the City of Ann Arbor, Washtenaw County, State of Michigan, and more fully described as follows:

Commencing at the SE Corner of Section 5, T3S, R6E, City of Ann Arbor, Washtenaw County, Michigan; thence S87° 25' 50" W 1196.60 feet along the S line of said Section 5; thence N01° 44' 10" W 36.46 feet to the POINT OF BEGINNING,

thence S87° 25' 50" W 145.01 feet;

thence N01° 44' 10" W 32.72 feet;

thence N86° 38' 10" E 145.05 feet;

thence S01° 44' 10" E 34.73 feet to the POINT OF BEGINNING.

Being a part of the SE ¼ of said Section 5 and containing 4890.0 sq. ft. or 0.11 acres of land, more or less. Being subject to easements and restrictions of record, if any.

Whereas, JAG EISENHOWER, L.L.C., a Michigan limited liability corporation, desires to purchase said described parcel of land from the City, contingent upon City Council approval of JAG EISENHOWER, L.L.C.'s site plan and PUD zoning;

Whereas, An appraisal that includes a comparative analysis of similar properties supported by additional data and zoning requirements enabled both parties to reach agreement that JAG EISENHOWER, L.L.C., will pay the City \$23,750.00 for the land;

Whereas, An additional public benefit of the sale and development of the proposed Malletts View Office Center PUD development will be provided by JAG EISENHOWER, L.L.C., in the form of a conveyance by deed to the City of a 1.3 acre parcel for parkland;

Whereas, JAG EISENHOWER, L.L.C., contingent upon the approval of the Washtenaw County Drain Commission will grant an easement to the Washtenaw County Drain Commission, for that portion of the parcel that is located within the Mallett's Creek Drain;

Whereas, City Council has determined that the property is no longer needed for public purposes; and

Whereas, On November 5, 1998, City Council approved Resolution R-481-11-98 which requires that all funds from the sale of excess City property be deposited into the Affordable Housing Trust Fund;

RESOLVED, That City Council direct the City Attorney to transfer title to the above-described property by quit claim deed to JAG EISENHOWER, L.L.C., for the sum of Twenty-Three Thousand, Seven-Hundred Fifty Dollars, reserving easements and restrictions of record, if any;

RESOLVED, That City Council finds, upon the recommendation of the City Administrator, that the information in the appraisal submitted by the Developer that was reviewed, analyzed and negotiated by City Staff is a reasonable approach to ascertaining the value of the land given the specific terms and conditions outlined above and, therefore, it is unnecessary for the City to complete an appraisal to determine value;

RESOLVED, That the transfer of title to the Developer is contingent upon site plan approval and PUD zoning approval by City Council, and the granting of an easement for the Mallett's Creek Drain to the Washtenaw County Drain Commission;

RESOLVED, That City Council revoke Resolution R-481-11-98 which provided that the proceeds from the sale of excess City property be deposited into the Affordable Housing Trust Fund;

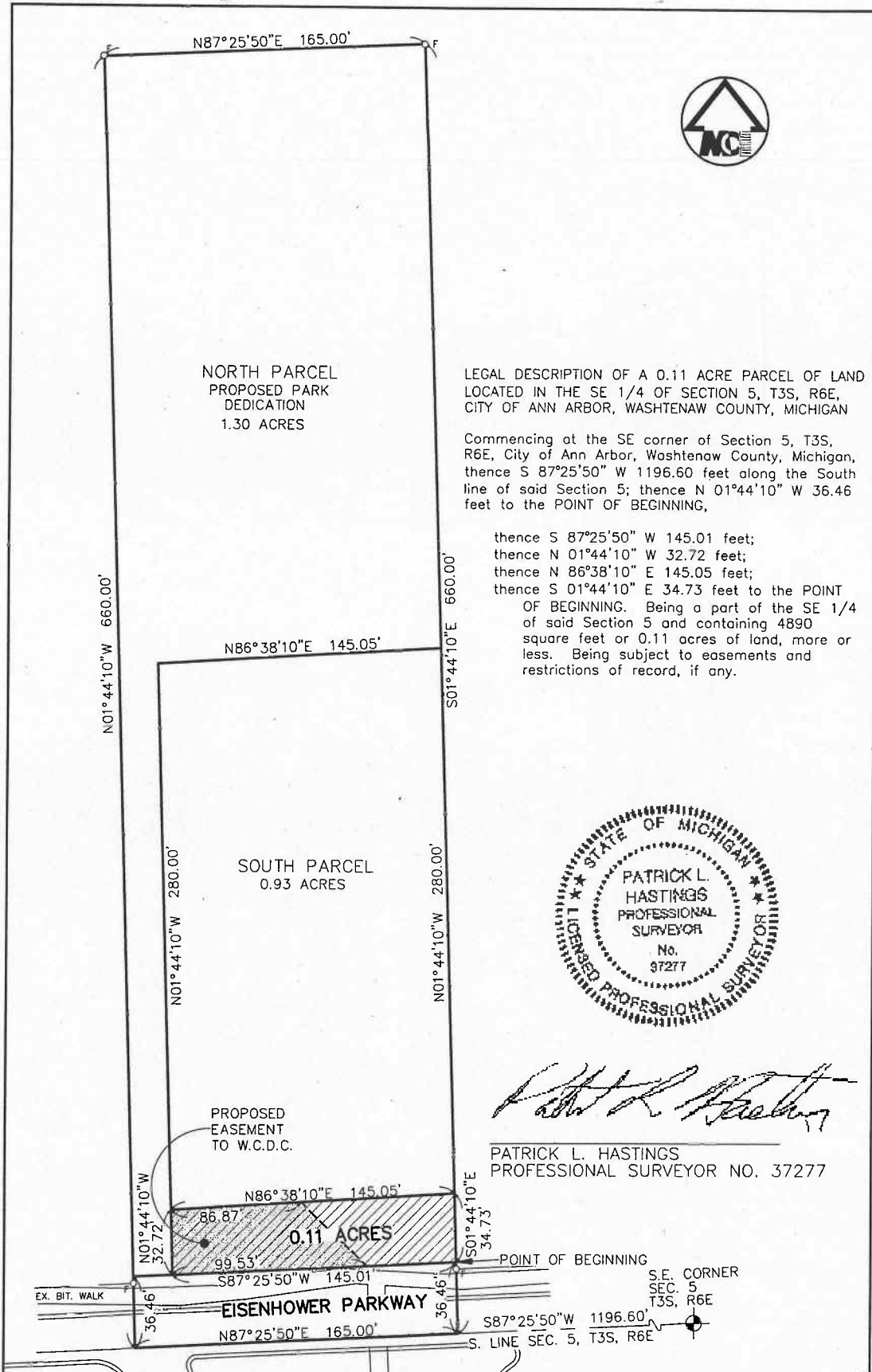
RESOLVED, That the proceeds from this transaction be deposited into Fund 0008 – The Municipal Center Fund;

RESOLVED, That City Council authorize the Mayor and City Clerk to execute the quit claim deed and any other transfer documents necessary to implement this resolution; and

RESOLVED, That the City Administrator is authorized to take any necessary administrative actions to complete this transaction.

Submitted by: City Administrator
Approved by: City Attorney
Date: June 4, 2007

SEE AMENDED RESOLUTION



REV. DATE: 5/17/07

MIDWESTERN CONSULTING



Civil, Environmental and Transportation Engineers
Planners, Surveyors
Landscape Architects

3815 Plaza Drive
Ann Arbor, Michigan 48108
Phone: 734.995.0200
Fax 734.995.0599

EISENHOWER PARKWAY
CITY OF ANN ARBOR LAND ACQUISITION

DATE: 10/02/06 JOB NO.: **05155**

SCALE: 1" = 60
SHEET 1 OF 1

R-481-11-98

**RESOLUTION ALLOCATING PROCEEDS FROM SALE OF
EXCESS CITY PROPERTY TO THE HOUSING TRUST FUND**

Whereas, The City's Housing Trust Fund which includes Community Development Block Grant Rental Housing Funds, HOME funds, and General Fund Affordable Housing funds has been available for eligible housing projects as defined in the Housing Trust Fund Guidelines since 1991;

Whereas, From these sources, a total of \$4,586,189 has been awarded to various housing nonprofit entities to provide 238 affordable housing units for low, very low and extremely low income individuals and families;

Whereas, These city funds have leveraged \$9,452,005 from other federal, state, local and private sources for a leveraging ration of \$2.06 of other dollars for every \$1 of city funds;

Whereas, At its meeting on October 15, 1998, the Housing Policy Board approved a resolution to support the use of all of the funds received from the sale of excess city property be directed to the Housing Trust Fund for use in affordable housing projects;

Whereas, Resolution R-176-4-96, approved on April 15, 1996, directed that any funds expended relating to the disposition of surplus properties be reimbursed from sale proceeds realized and that the remaining funds be divided equally between infrastructure needs and the Housing Trust Fund regardless of the budget year;

Whereas, Based on figures from the City's FY 1995-2000 Consolidated Strategy and Plan, approximately 50% (11,740) of the rental units and 18% (3,342) of the owner units have housing problems defined as either paying more than 30% of income for housing, living in overcrowded conditions, or living in substandard units; and

Whereas, One of the goals of the Homeless Task Force was to create more permanent units of affordable housing in order to decrease the need for shelter provision;

RESOLVED, That all of the funds from the sale of excess city property, from this date forward, be dedicated to the City's Housing Trust Fund, regardless of budget year, for use in developing affordable housing, after any funds expended relating to the disposition of the properties are reimbursed from the sales proceeds realized.

Sponsored by: Councilmembers Carlberg and Hanna-Davies

As Amended
November 5, 1998

**APPROVED
BY COUNCIL**

NOV 5 1998

W. NORTHCROSS
CITY CLERK

D-6