



Legislation Details (With Text)

File #: 21-2004 **Version:** 1 **Name:** 12/6/21 Resolution to Participate in Purchase of Fee Title to Maisel Property

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Title: Resolution to Approve a Participation Agreement with Washtenaw County Parks and Recreation Commission and Appropriate \$1,071,750.00 for Purchase of Fee Title to the Maisel Property (8 Votes Required)

Sponsors:

Indexes:

Code sections:

Attachments:

Date	Ver.	Action By	Action	Result
12/6/2021	1	City Council	Approved	Pass

Resolution to Approve a Participation Agreement with Washtenaw County Parks and Recreation Commission and Appropriate \$1,071,750.00 for Purchase of Fee Title to the Maisel Property (8 Votes Required)

This resolution approves a participation agreement with Washtenaw County Parks and Recreation Commission for the purchase of fee title to approximately 220 acres of land owned by EN Maisel Associates, LLC, located in Northfield Township. The resolution also appropriates \$1,071,750.00 from the Open Space and Parkland Preservation Millage proceeds for the purchase.

Washtenaw County will become the fee title holder of the property and be responsible for the property’s stewardship, accessibility and management, including the development of a parking lot, trails, and signage.

EN Maisel Associates, LLC Property, Northfield Township

The property is approximately 220 acres with access from Northfield Church Road. This acquisition would establish one of largest publicly accessible sites in the Ann Arbor area. As well, the property’s protection would conserve one of the largest intact woodlands in the Ann Arbor area. Utilizing a newly available GIS tool develop by the University of Michigan for the City’s Greenbelt program, the carbon storage value of the 220-acre site was determined to be 39,613.26 metric tons of carbon dioxide equivalent, which equates to \$1,010,138.12 worth of carbon when using the EPA’s Social Cost of Carbon valuation standard. As such, the City’s investment in the perpetual storage of the existing carbon stores represents an approximately \$1.00: \$0.94 return on investment from a carbon storage perspective.

The City of Ann Arbor Greenbelt program commissioned an appraisal which was completed February 24, 2021. The fair market value was determined to be \$1,429,000.00 for the fee title to the property. The tables below detail the financial contributions from the partners. The resolution approves an appropriation of funds for 75% of the total purchase price, not to exceed \$1,071,750.00 from Open

Space and Parkland Preservation Millage proceeds. Washtenaw County will own the property and cover due diligence and closing costs.

Approval of the Participation Agreement and appropriation of funds for the purchase of fee title was recommended by the Greenbelt Advisory Commission at their November 4, 2021 meeting. The Greenbelt Advisory Commission recommended the purchase due to the quality of natural areas on the property, the recreational opportunity the property offers the community, the property's ecosystem services, and the opportunity to leverage City funds through partnership with Washtenaw County Parks and Recreation Commission.

Proposed Project Budget:

Total Acquisition Costs	\$1,429,000.00	
City of Ann Arbor	\$1,071,750.00	75%
Washtenaw County	\$ 357,250.00	25%

Staff recommends approval.

Prepared by: Remy Long, Greenbelt Program Manager, The Conservation Fund

Reviewed by: Derek Delacourt, Community Services Area Administrator

Approved by: Milton Dohoney Jr., Interim City Administrator

Whereas, EN Maisel Associates, LLC has offered to sell approximately 220 acres of property located in Northfield Township, as depicted on the attached map, being commonly known as parcels B -02-29-400-001, B -02-28-300-002, B -02-28-200-002, and B -02-29-100-001 ("Maisel Property");

Whereas, Washtenaw County has offered to hold title to the property and add the property to their portfolio of publicly accessible lands;

Whereas, Chapter 42 of Ann Arbor City Code establishes the Greenbelt District and authorizes the City to purchase land and conservation easements on property within the district with Open Space and Parkland Preservation Millage proceeds;

Whereas, Chapter 42 of Ann Arbor City Code specifically authorizes City Council to enter into agreements for joint acquisition of land and easements in the Greenbelt District with other government agencies; and

Whereas, The fair market value of the property was determined by an appraisal as required by Section 1:320 of Ann Arbor City Code;

RESOLVED, That the Mayor and City Clerk are authorized and directed to execute a participation agreement with Washtenaw County Parks and Recreation Commission for purchase of the Maisel Property, after approval as to form by the City Attorney and as to substance by the City Administrator;

RESOLVED, That \$1,071,750.00 is appropriated from the Open Space and Parkland Preservation Millage proceeds for contribution toward the purchase of the Maisel Property, for the life of the project, without regard to fiscal year;

RESOLVED, That the City's contribution is contingent upon the approval by the City of the purchase documents and appropriate due diligence, including review of title work, an environmental assessment, and survey, as appropriate; and

RESOLVED, That the City Administrator is authorized to take all appropriate actions to implement this resolution, including the determination of satisfactory due diligence and execution of all appropriate documents.