



Legislation Details (With Text)

File #: 10-1068 **Version:** 1 **Name:** 11/15/10 Ledwidge Farm-Webster Twp Purchase of Development Rights

Type: Resolution **Status:** Passed

File created: 11/15/2010 **In control:** City Council

On agenda: 11/15/2010 **Final action:** 11/15/2010

Enactment date: 11/15/2010 **Enactment #:** R-10-406

Title: Resolution to Approve Participation Agreement with Webster Township for the Purchase of Development Rights on the Norman Ledwidge Farm and Appropriate Funds, Not to Exceed the Amount of \$179,025.00 from the Open Space and Parkland Preservation Millage Proceeds (8 Votes Required)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Ledwidge - Webster Twp Map.pdf

| Date | Ver. | Action By | Action | Result |
|------------|------|--------------|----------|--------|
| 11/15/2010 | 1 | City Council | Approved | Pass |

Resolution to Approve Participation Agreement with Webster Township for the Purchase of Development Rights on the Norman Ledwidge Farm and Appropriate Funds, Not to Exceed the Amount of \$179,025.00 from the Open Space and Parkland Preservation Millage Proceeds **(8 Votes Required)**

Attached for your review and action is a resolution to approve a Participation Agreement with Webster Township for the purchase of development rights on the farm owned by Norman Ledwidge, tax parcel ID number C-03-33-400-014 in Webster Township. The resolution also approves an appropriation of funds for 75% of the remaining purchase price, after grant funds are allocated, for a City contribution of \$179,025.00 from the Open Space and Parkland Preservation Bond Proceeds.

Norman Ledwidge applied to the Webster Township Land Preservation program in 2010. Webster Township applied for Federal Farm and Ranch Land Protection Program (FRPP) grant funds in 2010, and the Township was subsequently awarded an FRPP grant in the amount of \$182,535.00. Webster Township has been the lead agency in the negotiations with the landowner. The landowner is also contributing a donation of 10% of the appraised value.

Webster Township is seeking the support from the City of Ann Arbor for 75% of the remaining purchase price. The appraised value of the development rights on the property is \$468,039.00. Thus, after the grant funds and landowner donation, the City's contribution toward the purchase price would be \$179,025.00. A detailed budget for this purchase of development rights is included later in this memorandum.

Webster Township received 8 FRPP grants this year, obligating most of their land preservation millage funds. Therefore, Webster Township requested 75% of the remaining funds from the City of Ann Arbor Greenbelt. At its July 14, 2010 meeting, the Greenbelt Advisory Commission recommended the contribution based on the adjacency to other protected properties and a high

percent of overall match, 61% of the fair market value, from sources other than the City.

The easement parcel is 65.17 acres and is currently in agricultural production. The property is considered large enough to sustain agricultural production and is in a location that will encourage additional farmland preservation and agricultural preservation activities. The property is adjacent to other properties already protected by the Greenbelt and Webster Township's land preservation program.

Project Budget:

| | |
|---------------------------------|-----------------------|
| Appraised Value: | \$468,039.00 |
| Landowner Donation: | <u>(\$ 46,803.00)</u> |
| Purchase Price: | \$421,236.00 |
| | |
| Purchase Price: | \$421,236.00 |
| FRPP Grant: | <u>(\$182,535.00)</u> |
| Remaining: | \$238,701.00 |
| | |
| Webster Township contribution: | \$ 59,676.00 |
| City of Ann Arbor contribution: | \$179,025.00 |

Federal matching grant funds are through the Natural Resources Conservation Service, Webster Township's share is from their Land Preservation Millage, and the City's share is from the Open Space and Parkland Preservation Millage Proceeds.

Approval of the Participation Agreement and appropriation of the funds for 75% of the remaining purchase price was recommended by the Greenbelt Advisory Commission at the July 14, 2010 meeting.

Attachment: Location Map

Prepared by: Ginny Trocchio, The Conservation Fund

Reviewed by: Sumedh Bahl, Community Services Area Administrator]

Whereas, Chapter 42 of the Ann Arbor City Code establishes the Greenbelt District and enables the City to purchase development rights on property within the district;

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

Whereas, Purchase of Development Rights may be funded through the Open Space and Park Land Preservation Millage Proceeds;

Whereas, Sufficient funds in the Open Space and Parkland Preservation Millage Proceeds are available for the expenditure;

Whereas, Webster Township was awarded funds from the Federal Farm and Ranch Land Protection Program (FRPP) for the purchase of development rights on the Ledwidge Farm; and

Whereas, The Greenbelt Advisory Commission supports approval of the Participation Agreement with Webster Township for the purchase of development rights on the Ledwidge Farm and expenditure of

funds at its July 14, 2010 meeting;

RESOLVED, That the Mayor and City Clerk are authorized and directed to execute the Participation Agreement defining each party's interest in the acquisition and if required, any supplemental documents necessary to document the appropriation of funds for the purchase of development rights on the Ledwidge Farm, after approval as to form by the City Attorney;

RESOLVED, That \$179,025.00 be appropriated for the purchase of development rights for the Ledwidge Farm from the Open Space and Parkland Preservation Bond Proceeds for the life of the project without regard to fiscal year.