



Legislation Details (With Text)

**File #:** 21-0044      **Version:** 1      **Name:** 2/1/21 Purchase of Park Land at Cardinal Avenue  
**Type:** Resolution      **Status:** Passed  
**File created:** 2/1/2021      **In control:** City Council  
**On agenda:** 2/1/2021      **Final action:** 2/1/2021  
**Enactment date:** 2/1/2021      **Enactment #:** R-21-040

**Title:** Resolution to Approve Purchase of Park Land at Cardinal Avenue and Appropriate \$1,507,500.00 (8 Votes Required)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Cardinal Ave Aerial Map.pdf, 2. Cardinal Ave Location Map.pdf

Date	Ver.	Action By	Action	Result
2/1/2021	1	City Council	Approved	Pass

**Resolution to Approve Purchase of Park Land at Cardinal Avenue and Appropriate \$1,507,500.00 (8 Votes Required)**

This resolution approves the purchase of fee title to an 3.77-acre property at Cardinal Avenue (Vacant, Parcel ID 09-12-10-103-061) from Malletts 2, LLC.

Staff anticipates maintaining this property as a natural area. The property includes woodland adjacent to the City’s Marybeth Doyle Park, bringing the total contiguous natural area to approximately 85.17 acres. This additional property would preserve a significant block of additional habitat and will provide improved access to this natural area for the public, staff and volunteers.

An appraisal was completed for the property in August 2020, and the fair market value was determined to be \$1,480,000. This resolution appropriates \$1,507,500.00 from Open Space and Parkland Preservation Millage proceeds to cover the purchase price and other costs.

The purchase was reviewed and recommended by the Land Acquisition Committee of the Park Advisory Commission at its December 15, 2020 meeting.

**Project Budget:**

**Purchase Price**                      **\$1,480,000.00**  
City of Ann Arbor                      \$1,480,000.00      100%

**Other Anticipated Costs**              **\$27,500.00**  
Estimated Due Diligence              \$20,000.00  
Estimated Closing Costs              \$7,500.00

Prepared by: Remy Long, Greenbelt Program Manager, The Conservation Fund  
Reviewed by: Derek Delacourt, Community Services Area Administrator  
Approved by: Tom Crawford, City Administrator

Whereas, Chapter 42 of Ann Arbor City Code authorizes purchases of park land with Open Space and Parkland Preservation Millage proceeds;

Whereas, Malletts 2, LLC is the owner of property at Cardinal Avenue (tax parcel ID 09-12-10-103-061) and has agreed in principle to sell the property to the City;

Whereas, The property has been appraised as required by Section 1:320 of Ann Arbor City Code;

RESOLVED, That City Council approves the purchase of Cardinal Avenue (tax parcel ID 09-12-10-103-061) contingent upon the City's completion of appropriate due diligence on the property, including review of title work, an environmental assessment, and survey;

RESOLVED, That \$1,507,500.00 is appropriated for purchase of the property from the Open Space and Parkland Preservation Millage proceeds for the life of the project without regard to fiscal year;

RESOLVED, That the Mayor and City Clerk are authorized and directed to execute a purchase agreement for purchase of the property after approval as to substance by the City Administrator and as to form by the City Attorney; and

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