



Legislation Details (With Text)

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Enactment date:	11/15/2010	Enactment #:	R-10-408		
Title:	Resolution to Approve Participation Agreement with Ann Arbor Township for the Purchase of Development Rights on the Edward C. and Muriel Pardon Farm and Appropriate Funds, in the Amount of \$145,154.50 from the Open Space and Parkland Preservation Millage Proceeds (8 Votes Required)				

Sponsors:

Indexes:

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Attachments: 1. Pardon Map.pdf

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

Resolution to Approve Participation Agreement with Ann Arbor Township for the Purchase of Development Rights on the Edward C. and Muriel Pardon Farm and Appropriate Funds, in the Amount of \$145,154.50 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 Ann Arbor Township for the purchase of development rights on the farm owned by Edward C. and Muriel Pardon, husband and wife, tax parcel ID numbers I-09-06-400-003 and I-09-07-100-002 in Ann Arbor Township. The resolution also approves an appropriation of funds for 50% of the remaining purchase price, after grant funds are allocated, and a due diligence costs contribution in the amount of \$3,175.00, for a City contribution of \$145,154.50 from the Open Space and Parkland Preservation Millage Proceeds.

Edward and Muriel Pardon applied to the Ann Arbor Township Land Preservation program in 2007. Ann Arbor 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 \$272,824.00. Ann Arbor Township has been the lead agency in the negotiations with the landowner.

Ann Arbor Township is seeking the support from the City of Ann Arbor for 50% of the remaining purchase price. The appraised value of the development rights on the property is \$556,783.00. Thus, after the grant funds, the City's contribution toward the purchase price would be \$141,979.50. The City's contribution also includes an additional allocation of \$3,175.00 to cover a portion of due diligence costs. A detailed budget for this purchase of development rights is included later in this memorandum.

The easement parcel is 74.17 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 the Charles and Catherine Braun property recently protected by the Greenbelt and Ann Arbor Township's land preservation program.

Project Budget:

Appraised Value:	\$556,783.00
FRPP Grant:	<u>(\$272,824.00)</u>
Remaining:	\$ 283,959.00

Ann Arbor Township Contribution: \$141,979.50
City of Ann Arbor Contribution: \$141,979.50

Federal matching grant funds are through the Natural Resources Conservation Service, Ann Arbor 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 50% of the remaining purchase price was recommended by the Greenbelt Advisory Commission at the October 13, 2010 meeting.

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

Whereas, The Greenbelt Advisory Commission supported approval of the Participation Agreement with Ann Arbor Township for the purchase of development rights on the Pardon farm and expenditure

of funds at its October 13, 2010 meeting;

RESOLVED, That the Mayor and City Clerk be 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 Pardon Farm, after approval as to form by the City Attorney; and

RESOLVED, That \$145,154.50 be appropriated for the purchase of development rights for the Pardon farm from the Open space and Parkland Preservation Millage Proceeds for the life of the project without regard to fiscal year.