



Legislation Details (With Text)

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Title: Resolution to Approve Purchase of Park Land on Fuller Road at Furstenberg Nature Area and Appropriate \$108,500.00 (8 Votes Required)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Van Dyck Dobos Aerial.pdf, 2. VDD_FloodMap.pdf

Date	Ver.	Action By	Action	Result
9/2/2025	1	City Council		
8/18/2025	1	City Council		

Resolution to Approve Purchase of Park Land on Fuller Road at Furstenberg Nature Area and Appropriate \$108,500.00 **(8 Votes Required)**

This resolution approves the purchase of fee title to I -09-27-425-001, a 0.26-acre property on Fuller Rd. adjacent to Furstenberg Nature Area, for parks purposes.

Furstenberg Nature Area is one of the City of Ann Arbor’s ecological gems. The park hosts woodlands, prairie, a variety of wetlands, and, most famously, a restored oak savanna, stretching across the Huron River for over a mile. Paved, gravel, and boardwalk trails loop throughout. Furstenberg is a haven for rare and important common flora and fauna, including the DeKay’s brownsnake, red-bellied snake, 100 species of butterflies and moths, map turtles, musk turtles, snapping turtles, at least 5 frog species, nearly 200 bird species including waterfowl, and a couple of state listed plants.

Nestled in the eastern depths of Furstenberg Nature Area lies a privately-owned tax parcel. The quarter-acre piece of land has its own access from Fuller Rd, but is otherwise surrounded by Furstenberg Nature Area. It has been used for the last 50 years as a private garden and outdoor recreation space, seeing little disturbance for the last decade, making it simple to assimilate into the existing nature area. The riverfront historically came up very close to this property, and the river continues to change. Acquiring this missing piece will protect the riverfront’s natural area and public access, prevent future possible boundary disputes, maintain the integrity of Furstenberg Nature Area in perpetuity, and allow for easier management and restoration of that section of the Nature Area.

An appraisal ordered by the City and completed for the property on January 17, 2025 determined the fair market value to be \$91,000.00. This appraisal determined the highest and best use of the parcel to be recreation (not residential). In subsequent negotiations with staff, the property owner agreed to donate \$10,000.00 (11%) of the appraised value. This resolution appropriates \$108,500.00 from

Open Space and Parkland Preservation Millage proceeds to cover the purchase price and other acquisition costs. The purchase is contingent upon satisfactory title work, survey, and environmental site assessment results.

The purchase was reviewed and recommended by the Land Acquisition Committee of the Park Advisory Commission at its February 25, 2025 meeting. Staff recommend this purchase.

Project Budget

Purchase Price	\$91,000.00	
City of Ann Arbor	\$81,000.00	89%
Landowner Donation	\$10,000.00	11%

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

Prepared by: Rosie Pahl Donaldson, Land Acquisition Supervisor
Reviewed by: Derek Delacourt, Community Services Area Administrator
Approved by: Milton Dohoney Jr., City Administrator

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

Whereas, Jules Van Dyck Dobos is the owner of property at vacant Fuller Rd (tax parcel I -09-27-425-001) and has agreed in principle to sell the property to the City;

Whereas, The property has been appraised as required by Section 1:321 of Ann Arbor City Code; and

Whereas, There are sufficient funds in the Open Space and Parkland Preservation Millage Proceeds to cover the purchase price and estimated due diligence and closing costs;

RESOLVED, That City Council approves the purchase of vacant Fuller Rd (tax parcel I -09-27-425-001) contingent upon completion of appropriate due diligence on the property, including review of title work, an environmental assessment, and survey;

RESOLVED, That \$108,500.00 is appropriated for this purchase from the Open Space and Parkland Preservation Millage Fund fund balance to the FY26 Parks and Recreation Open Space and Parkland Preservation Millage Fund;

RESOLVED, That all amounts appropriated herein are 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 by the City Administrator and 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, and exercising all determinations and authority delegated to the City under the purchase agreement.