



Legislation Details (With Text)

File #: 12-0351 **Version:** 1 **Name:** 3/19/12 Sale of 877 sq ft City-owned vacant parcel (near 200 W. Summit)
Type: Resolution **Status:** Passed
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Title: Resolution Approving Sale of City-owned 877 sq ft Parcel Adjacent to 200 W. Summit Street (8 Votes Required)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Parcel diagram.pdf

Date	Ver.	Action By	Action	Result
3/19/2012	1	City Council	Approved	Pass

Resolution Approving Sale of City-owned 877 sq ft Parcel Adjacent to 200 W. Summit Street (8 Votes Required)

Galanis Investments LLC (“Galanis”) has offered to purchase a triangular parcel of City-owned vacant land, approximately 877 square feet adjacent to their property at 200 W. Summit Street as shown on the attached diagram. 200 W. Summit currently contains a dilapidated single family home, which has been a nuisance property prior to acquisition in 2010 by Galanis. Galanis is proposing to tear down the nuisance house and construct a duplex; however, the current parcel is too small for a duplex under the City zoning ordinance. Purchase of this 877 sq. ft. parcel and combination of it with the existing lot at 200 W. Summit would create sufficient square footage to construct a duplex.

The 877 sq. ft. vacant parcel was deeded to the City in 1909 and is part of the Wildt Street right-of-way; however, the parcel has not been paved, nor are there any City utilities on or under it. After consulting with various City service areas, staff has determined that the parcel can be sold without adversely impacting foreseeable future City needs in the area.

The proposed sale price for the parcel is \$7,500.00, which is approximately the same price per square foot paid by Galanis for the 200 W. Summit parcel and reflects fair market value for the land as reviewed by the City staff. The purchase agreement will provide for closing within 30 days of the date the agreement is approved with the City providing a quit claim deed at closing.

Prepared by: Christopher Frost, Assistant City Attorney

Reviewed by: Stephen K. Postema, City Attorney

Approved by: Steven D. Powers, City Administrator

Whereas, Galanis Investments LLC (“Galanis”) has offered to purchase a vacant City-owned 877 square foot parcel of land adjacent to 200 W. Summit, which is owned by Galanis;

Whereas, City staff has determined that the parcel is not needed at this time or in the foreseeable future and has recommended the parcel be sold by quit claim deed at a price of \$7,500.00, which

purchase price reflects fair market value of the land; and

Whereas, Sale of the parcel to Galanis will allow it to combine the parcel with its existing property at 200 W. Summit, remove a nuisance building, and redevelop the combined property;

RESOLVED, That City Council approve the sale of the City-owned vacant 877 sq. ft. parcel adjacent to 200 W. Summit to Galanis Investments LLC for the purchase price of \$7,500.00 to be transferred by quit claim deed;

RESOLVED, That City Council finds, upon recommendation of the City Administrator pursuant to Section 1:321(4) of the Ann Arbor City Code, that an appraisal for this City-owned vacant 887 sq. ft. parcel adjacent to 200 W. Summit is not necessary given the cost of having an appraisal completed relative to the size of the parcel and the availability of a recent comparable purchase;

RESOLVED, That the Mayor and City Clerk be authorized and directed to execute a purchase agreement for the sale of the parcel and the quit claim deed transferring title to the property in the form approved by the City Attorney; and

RESOLVED, That the City Administrator, or designee, be authorized to take necessary administrative action and to execute any documents necessary to implement this Resolution.