



Legislation Details (With Text)

**File #:** 14-0095      **Version:** 1      **Name:** 2/18/14 Development Rights on White Property from Open Space  
**Type:** Resolution      **Status:** Passed  
**File created:** 2/18/2014      **In control:** City Council  
**On agenda:** 2/18/2014      **Final action:** 2/18/2014  
**Enactment date:** 2/18/2014      **Enactment #:** R-14-052

**Title:** Resolution to Approve Participation Agreement with Scio Township for the Purchase of Development Rights on the Maria E. White Property in Scio Township, and Appropriate Funds, Not to Exceed \$39,000 from the Open Space and Parkland Preservation Millage Proceeds (8 Votes Required)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. White Protected Map v2

Date	Ver.	Action By	Action	Result
2/18/2014	1	City Council	Approved	Pass

Resolution to Approve Participation Agreement with Scio Township for the Purchase of Development Rights on the Maria E. White Property in Scio Township, and Appropriate Funds, Not to Exceed \$39,000 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 Scio Township for the purchase of development rights on the property owned by Maria E. White in Scio Township. Maria E. White applied to the Scio Township Land Preservation program and the Township has been the lead agency in the negotiations with the landowner. Scio Township will be responsible for monitoring the conservation easement.

Scio Township commissioned an appraisal which was completed in August 2013. The Fair Market Value was determined to be \$134,000 for the Purchase of Development Rights. The resolution also approves an appropriation of funds for 30% of the purchase price for the conservation easement, for a total contribution not to exceed \$39,000 from the Open Space and Parkland Preservation Millage Proceeds.

Budget:

Appraised Value = \$130,335

Purchase Price:

Township contribution = \$ 91,335

City contribution = \$ 39,000

Total purchase price = \$ 130,335

The parcel is 64 acres and is located along Zeeb Road, in close proximity to other properties already protected by the City’s Greenbelt program.

Scio 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 funds for the purchase of development rights and due diligence was recommended by the Greenbelt Advisory Commission at their November 7, 2013 meeting. The Greenbelt Advisory Commission recommended this participation in the purchase of the development rights due to the proximity of other properties already protected and the possibility of additional preservation in close proximity, the property is in active agriculture use, and the possibility to leverage the City funds through a partnership with Scio Township.

Attachment: Location Map

Prepared by: Ginny Trocchio, The Conservation Fund

Reviewed by: Sumedh Bahl, Community Services Area Administrator

Approved by: Steven D. Powers, City 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, There are sufficient funds in the Open Space and Parkland Preservation Millage Proceeds available for the expenditure;

Whereas, Scio Township has matching funds available for the purchase of development rights on the White farm property; and

Whereas, The Greenbelt Advisory Commission supported approval of the Participation Agreement with Scio Township for the purchase of development rights on the White farm and expenditure of funds at its November 7, 2013 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 White farm property, after approval as to form by the City Attorney; and

RESOLVED, That \$39,000.00 be appropriated for the purchase of development rights for the White farm from the Open space and Parkland Preservation Millage Proceeds for the life of the project without regard to fiscal year.