



Legislation Details (With Text)

File #: 24-0216 **Version:** 1 **Name:** 3/4/24 Easment on Heydon Property
Type: Resolution **Status:** Passed
File created: 3/4/2024 **In control:** City Council
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Title: Resolution to Approve Participation in the Purchase of a Conservation Easement on the Heydon Property in Webster Township, Approve a Participation Agreement with Webster Township, and Appropriate \$128,250.00 (8 Votes Required)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Heydon_MacroMap.pdf, 2. Heydon_PropertyMap.pdf

Date	Ver.	Action By	Action	Result
3/4/2024	1	City Council	Approved	Pass

Resolution to Approve Participation in the Purchase of a Conservation Easement on the Heydon Property in Webster Township, Approve a Participation Agreement with Webster Township, and Appropriate \$128,250.00 **(8 Votes Required)**

This resolution approves a participation agreement with Webster Township for the purchase of a conservation easement on the 29.7-acre Heydon property in Webster Township. The resolution also approves an appropriation of funds not to exceed \$128,250.00 (45% of purchase price) from Open Space and Parkland Preservation Millage proceeds for the purchase.

The landowners applied to Webster Township’s land preservation program and the Township has been the lead agency in the negotiations with the landowner. The Township commissioned an appraisal with a date of value October 27, 2023, that determined the fair market value of a conservation easement on the property to be \$285,000.00. As the lead agency, the Township will be the holder of the conservation easement and will cover due diligence and closing costs in addition to the acquisition costs below.

Heydon Property, Webster Township

The property is approximately 29.7 acres and fronts on Joy Road at the intersection with Jennings Road. It is owned by the Peter N. Heydon Trust. Approximately one third of the land is farmed for hay while the rest is forested. Some of the forest is floodplain forest, a less commonly found vegetation community in the area. It’s a strong site for water quality protection, with evidence of significant groundwater infiltration and 1000ft of Boyden creek passes through on its way to the Huron River. Adjacent to the property lies Legacy Land Conservancy’s Woodland Preserve, for which a special allowance for a small parking lot is being negotiated into the easement for public access. The property scored in the 78th percentile of agricultural applications and 76th percentile of open space applications received by the Greenbelt in the scoring systems developed and approved by the Greenbelt Advisory Commission. The protection of this property is a priority for the Greenbelt program due to the described water features. The Greenbelt Advisory Commission recommended

approving the participation agreement at their January 11, 2024 meeting.

Project Budget:

Total Acquisition Costs	\$285,000.00
City of Ann Arbor	\$128,250.00 45%
Webster Township	\$28,500.00 10%
Washtenaw County (WCPARC-NAPP)	\$128,250.00 45%

Staff recommends approval.

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 establishes the Greenbelt District and authorizes the City to purchase land and conservation easements on property within the district with Open Space and Parkland Preservation Millage proceeds;

Whereas, Chapter 42 of Ann Arbor City Code authorizes City Council to enter into agreements for joint acquisition of land and easements in the Greenbelt District with other government agencies;

Whereas, The fair market value for the conservation easement was determined by an appraisal as required by Section 1:321 of Ann Arbor City Code; and

Whereas, Webster Township will hold the conservation easement;

RESOLVED, That the Mayor and City Clerk are authorized and directed to execute a participation agreement with Webster Township and Washtenaw County Parks and Recreation Commission for the purchase of a conservation easement on the Heydon property after approval as to form by the City Attorney and as to content by the City Administrator;

RESOLVED, That \$128,250.00 is appropriated for contribution toward the purchase of the conservation easement on the Heydon property from the Open Space and Parkland Preservation Millage proceeds for the life of the project without regard to fiscal year;

RESOLVED, That the City's contribution is contingent upon the approval by the City of the conservation easement document and appropriate due diligence, including review of title work, an environmental assessment, and survey, as appropriate; 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.