



Legislation Details (With Text)

File #: 19-2310 **Version:** 1 **Name:** 12/16/19 Resolution to Purchase Stone Conservation Easement

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Title: Resolution to Approve the Purchase of a Conservation Easement on the Stone Property in Lodi Township, Approve a Participation Agreement with Washtenaw County Parks and Recreation Commission, and Appropriate \$115,367.00 (8 Votes Required)

Sponsors:

Indexes:

Code sections:

Attachments: 1. 4.1_Stone Aerial Map.pdf, 2. 4.2_Stone Protected Map.pdf, 3. 4.3_Stone Scoring.pdf

Date	Ver.	Action By	Action	Result
12/16/2019	1	City Council	Approved	Pass

Resolution to Approve the Purchase of a Conservation Easement on the Stone Property in Lodi Township, Approve a Participation Agreement with Washtenaw County Parks and Recreation Commission, and Appropriate \$115,367.00 **(8 Votes Required)**

This resolution approves the purchase of a conservation easement on farmland owned by the Stone Family, located in Lodi Township. The resolution also approves a participation agreement with Washtenaw County Parks and Recreation and appropriates up to \$115,367.00 for the purchase from the Open Space and Parkland Preservation Fund.

Stone Family Property, Lodi Township

The farm is approximately 30 acres and is located along Pleasant Lake Road in Lodi Township. The property is considered large enough to sustain agricultural production and is in a location that will encourage additional farmland and agricultural preservation activities. It is adjacent to the Lambarth Property (on which City Council approved participation in the purchase of a conservation easement on June 17, 2019 (R-19-278)), and would create a contiguous protected area of more than 172 acres. It is also approximately three-quarter miles from another Greenbelt easement. The property scored in the top 63% of all Greenbelt applications in the scoring system developed and approved by the Greenbelt Advisory Commission. The protection of this property is a priority for the Greenbelt Program due to the size and quality of the farmland, proximity to other protected properties, and possibility to leverage funds from local partners. The property also meets the priorities for the Greenbelt, Washtenaw County Parks and Recreation, and Lodi Township.

An appraisal for a conservation easement on the property was completed in October 2019. The fair market value was appraised at \$130,000.00.

Proposed Project Budget:

Purchase Price:

Appraised Fair Market Value: \$130,000.00
Washtenaw County Amount: \$ 65,000.00 (50.0%)
Lodi Township Amount: \$ 1,000.00 (0.8%)
City portion of purchase price: \$ 64,000.00 (49.2%)

Other Costs:

Estimated Due Diligence: \$ 20,000.00
Estimated Closing Costs: \$ 7,500.00
Endowment: \$ 23,867.00
Total Other Costs: \$ 51,367.00

City Funds Needed at Closing:

Purchase Price: \$ 64,000.00
Other Costs: \$ 51,367.00
Total City Costs: \$115,367.00

The Greenbelt Advisory Commission recommended this purchase at its November 7, 2019 meeting. Approval of the resolution is recommended by staff.

Prepared by: Remy Long, Greenbelt Program Manager, The Conservation Fund

Reviewed by: Derek Delacourt, Community Services Area Administrator

Approved by: Howard S. Lazarus, City Administrator

Whereas, Chapter 42 of Ann Arbor City Code establishes the Greenbelt District and authorizes the City to purchase conservation easements on property within the district with Open Space and Parkland Preservation Millage proceeds;

Whereas, Chapter 42 of 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; and

Whereas, The fair market value for the conservation easement was determined by an appraisal as required by Section 1:320 of the Ann Arbor Code;

RESOLVED, That City Council approves the purchase of a conservation easement on the Stone Property in Lodi Township;

RESOLVED, That approval of the purchase is contingent upon the approval by City staff and all entities participating in the purchase of the following:

- The appraisal;
- An environmental site assessment of the property;
- A survey of the property;
- Conveyance of good and marketable title to the conservation easement; and
- Agreement to the terms and conditions of the conservation easement;

RESOLVED, That the Mayor and City Clerk be authorized and directed to execute a purchase agreement with the owner of the Stone Property reflecting the requirements of this resolution, after approval as to form by the City Attorney and as to content by the City Administrator;

RESOLVED, That the Mayor and City Clerk be authorized and directed to execute a participation agreement with the Washtenaw County Parks and Recreation Commission for purchase of a

conservation easement on the Stone property, after approval as to form by the City Attorney and as to content by the City Administrator; and

RESOLVED, That the City Administrator be authorized to execute all other documents necessary to complete this purchase after approval as to form by the City Attorney; and

RESOLVED, That \$4115,367.00 be appropriated for this purchase from the Open Space and Parkland Preservation Fund for the life of the project without regard to fiscal year.