



Legislation Details (With Text)

**File #:** 08-0888      **Version:** 1      **Name:** 10/20/08 Donald Botsford Property Purchase

**Type:** Resolution      **Status:** Passed

**File created:** 10/20/2008      **In control:** City Council

**On agenda:** 10/20/2008      **Final action:** 10/20/2008

**Enactment date:** 10/20/2008      **Enactment #:** R-08-444

**Title:** Resolution to Approve a Participation Agreement with Scio Township, Purchase of a Conservation Easement on 10.42 Acres of the Donald T. Botsford Property Located in Scio Township, and Appropriation of Funds in the Amount of \$156,000.00 (8 Votes Required)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Botsford Map.pdf

Date	Ver.	Action By	Action	Result
10/20/2008	1	City Council	Approved	Pass

Resolution to Approve a Participation Agreement with Scio Township, Purchase of a Conservation Easement on 10.42 Acres of the Donald T. Botsford Property Located in Scio Township, and Appropriation of Funds in the Amount of \$156,000.00 **(8 Votes Required)**

Attached for your review and approval is a resolution to approve a participation agreement with Scio Township, the purchase of a conservation easement on 10.42 acres of the Donald T. Botsford property located at 3015 Miller Road in cooperation with Scio Township, and the appropriation of \$156,000 from the Open Space and Parkland Preservation Bond Proceeds. Public access to this property will be provided to the conservation easement, via an Access Easement from Miller Road. Eventually, a small gravel parking lot may be established off of Miller Road.

Oak-hickory forest covers most of the hilly terrain on the site. Wildflower flora is diverse and dense, with few areas lacking groundcover. The woods provide habitat for wood thrush and scarlet tanager, which both need large forested areas for nesting. Two small perennial streams are present on the southeast portion of the site. The rare small tree wahoo (*Euonymus atropurpurea*) is located along the stream at the western edge of the property. Small wetlands occur along the stream channels where topography is relatively level. These areas occupy a minor part of the site and have less botanical diversity than the uplands, but together with the uplands they contribute to the overall complexity and diversity of the site.

A survey and Phase I Environmental Site Assessment have been completed on the property.

The appraised fair market value of the 10.42-acre conservation easement is \$312,000. Scio Township Board of Trustees has also approved a contribution of \$156,000 toward the purchase price of the easement and will cover the closing and due diligence costs. The City's Natural Area Preservation Program staff will manage the natural area, for activities such as minimal invasive species removal or prescribed burning. Scio Township will be responsible for the annual monitoring of the conservation easement.

The resolution approves a purchase price of \$312,000 based on a fair market appraisal of the conservation easement. In total, \$156,000 of funding will be from the Open Space and Parkland Preservation Bond Proceeds and an additional \$156,000 funding from the Scio Township Land Preservation Fund.

**Project Budget:**

**Purchase Price**

City Contribution:	\$156,000
Scio Contribution:	<u>\$156,000</u>
Purchase Price:	\$312,000

Prepared by: Ginny Trocchio, The Conservation Fund

Reviewed by: Jayne Miller, Community Services Administrator

Whereas, Chapter 42 of The Ann Arbor City Code establishes the Greenbelt District and enables the City to purchase properties within the district;

Whereas, Purchase of parkland may be funded through the Open Space and Park Land Preservation Bond Proceeds;

Whereas, The property contains high quality natural area determined by Park Advisory Commission and Natural Area Program staff;

Whereas, The property has been appraised as required by Section 1:320 of the Ann Arbor City Code with a fair market value of \$312,000;

Whereas, There are sufficient funds in the Open Space and Parkland Preservation Bond Proceeds for 50% of the purchase price; and

Whereas, The Scio Township Land Preservation Committee and Board of Trustees have passed a resolution to contribute \$156,000.00 toward the purchase price of the conservation easement;

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 of \$156,000 for the purchase of the conservation easement on the Donald T. Botsford property, after approval as to form by the City Attorney;

RESOLVED, That City Council authorizes the expenditure of \$156,000 in funds from the Open Space and Parkland Preservation Bond Proceeds to be available for expenditure without regard to fiscal year in accordance with a participation agreement to be approved by each governing entity; and

RESOLVED, That the City Administrator is authorized to take all necessary administrative actions to implement this resolution.