



Legislation Details (With Text)

**File #:** 15-0950      **Version:** 1      **Name:** 9/21/15 Development Rights on Hall Property  
**Type:** Resolution      **Status:** Passed  
**File created:** 9/21/2015      **In control:** City Council  
**On agenda:** 9/21/2015      **Final action:** 9/21/2015  
**Enactment date:** 9/21/2015      **Enactment #:** R-15-311

**Title:** Resolution to Approve Participation Agreement with Webster Township and Washtenaw County Parks and Recreation for the Purchase of the Development Rights on the Property Owned by James S. Hall Revocable Living Trust in Webster Township, and Appropriate Funds, Not to Exceed \$116,370 from the Open Space and Parkland Preservation Millage Proceeds (8 Votes Required)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Hall Protected Map.pdf, 2. Hall Aerial Map.pdf

Date	Ver.	Action By	Action	Result
9/21/2015	1	City Council	Approved	Pass

Resolution to Approve Participation Agreement with Webster Township and Washtenaw County Parks and Recreation for the Purchase of the Development Rights on the Property Owned by James S. Hall Revocable Living Trust in Webster Township, and Appropriate Funds, Not to Exceed \$116,370 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 Webster Township and Washtenaw County Parks and Recreation for the purchase of development rights on the property owned by James S. Hall, Trustee of the James S. Hall Revocable Living Trust, in Webster Township. The landowner applied to the Webster Township Land Preservation program and the Township has been the lead agency in the negotiations with the landowner.

Webster Township commissioned an appraisal which was completed in February 2015. The Fair Market Value was determined to be \$258,600.00 for the purchase of development rights on the property. The resolution also approves an appropriation of funds for 45% of the purchase price, not to exceed \$116,370.00 from the Open Space and Parkland Preservation Millage Proceeds.

The property is approximately 99.48 acres with access from Joy Road, and is adjacent to a block of land already protected by the Ann Arbor Greenbelt and Webster Township. The property is primarily wooded with a few small fields that are being converted to organic production.

Approval of the Participation Agreement and appropriation of funds for the purchase of the property was recommended by the Greenbelt Advisory Commission at their May 7, 2015 meeting. The Greenbelt Advisory Commission recommended moving forward with the application, due to the quality of natural areas on the property, the property's proximity to other protected land, and the opportunity to leverage the City's funds through partnership with Webster Township and Washtenaw County Parks and Recreation.

Attachment: Location Map

Prepared by: Ginny Trocchio, The Conservation Fund

Reviewed by: Sumedh Bahl, Community Services Area 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 property 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, Webster Township has matching funds available for the purchase of the James S. Hall Revocable Living Trust property;

Whereas, Washtenaw County Parks and Recreation has matching funds available for the purchase of the James S. Hall Revocable Living Trust property; and

Whereas, The Greenbelt Advisory Commission supports approval of the Participation Agreement with Webster Township and Washtenaw County Parks and Recreation for the purchase of development rights on the James S. Hall Revocable Living Trust property and expenditure of funds at its May 7, 2015 meeting;

RESOLVED, That City Council approve participation with Webster Township and Washtenaw County Parks and Recreation in the purchase of development rights on the James S. Revocable Living Trust property located in Webster Township for the reasons stated above;

RESOLVED, That the Mayor and City Clerk are authorized and directed to execute the Participation Agreement defining each party's interest in the acquisition of the development rights and if required, any supplemental documents necessary to document the appropriation of funds for the purchase of development rights on the James S. Hall Revocable Living Trust property, after approval as to form by the City Attorney; and

RESOLVED, That \$116,370.00 be appropriated for the purchase of the development rights on the James S. Hall Revocable Living Trust property from the Open space and Parkland Preservation Millage Proceeds for the life of the project without regard to fiscal year;