



Legislation Details (With Text)

File #: 19-0587 **Version:** 1 **Name:** 4/15/19 Conservation Easement on Haas Property
Type: Resolution **Status:** Passed
File created: 4/15/2019 **In control:** City Council
On agenda: 4/15/2019 **Final action:** 4/15/2019
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Title: Resolution to Approve Participation in the Purchase of a Conservation Easement on the Haas Property in Scio Township, Approve a Participation Agreement with Scio Township and Washtenaw County Parks and Recreation Commission, and Appropriate \$97,667.00 (8 Votes Required)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Haas Aerial Map.pdf, 2. Haas Protected Map.pdf, 3. Haas_Scoring.pdf

Date	Ver.	Action By	Action	Result
4/15/2019	1	City Council	Approved	Pass

Resolution to Approve Participation in the Purchase of a Conservation Easement on the Haas Property in Scio Township, Approve a Participation Agreement with Scio Township and Washtenaw County Parks and Recreation Commission, and Appropriate \$97,667.00 (**8 Votes Required**)

This resolution approves a participation agreement with Scio Township and Washtenaw County Parks and Recreation Commission for the purchase of a conservation easement on 44 acres of property owned by Harold and Martha Haas in Scio Township. The resolution also approves an appropriation of funds not to exceed \$97,667.00 (33% of purchase price) from Open Space and Parkland Preservation Millage proceeds for the purchase.

The landowners applied to the Scio Township Purchase of Development Rights Program and the Township has been the lead agency in the negotiations with the landowners. The Township commissioned an appraisal, completed in August 2018, that determined the fair market value of a conservation easement on the property to be \$293,000.00. The Township is the lead agency and will be the holder of the conservation easement. In addition to the acquisition costs below, the Township will cover due diligence and closing costs.

Haas Property, Scio Township

The property is approximately 47 acres and is located in Section 16 of Scio Township with legal access from Marshall Road. It is owned by Harold and Martha Haas. The property scored in the top 37% of open space applications received by the Greenbelt Program in the scoring system developed and approved by the Greenbelt Advisory Commission. The conservation easement will cover approximately 44 acres of the property, which contain 34 acres of forest and 10 acres of wetlands and floodplain forest. The property is located adjacent to the Scherdt Conservation Easement and is within 1.25 miles of two public preserves purchased with funds from the Open Space and Parkland Preservation Millage. The Greenbelt Advisory Commission considers this parcel a priority for acquisition due to its natural features, proximity to other protected properties, and possibility to leverage funds with township and County funding. The Commission recommended approving the

participation agreement at their January 10, 2019 meeting.

Project Budget:

Total Acquisition Costs	\$293,000.00	
City of Ann Arbor	\$97,667.00	33%
Washtenaw County	\$97,667.00	33%
Scio Township	\$97,667.00	33%

Staff recommends approval.

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 authorizes City Council to enter into agreements for joint acquisition of conservation easements in the Greenbelt District with other government agencies;

Whereas, The owners of the Haas property (Tax Parcel No. H-08-16-200-001, Scio Twp.) applied to Scio Township for the purchase of a conservation easement on 44 acres of the property;

Whereas, Scio Township, as the lead agency on this purchase, will be the holder of the conservation easement; and

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

Whereas, The purchase price for the conservation easement is \$293,000.00, of which Washtenaw County Parks and Recreation has offered to pay \$97,667.00 and Scio Township has offered to pay \$97,667.00 plus due diligence and closing costs; and

Whereas, At its January 10, 2019 meeting, the Greenbelt Advisory Commission recommended entering into a participation agreement with Scio Township and Washtenaw County Parks and Recreation Commission for the purchase of the conservation easement, with the City contributing up to \$100,000.00;

RESOLVED, That the Mayor and City Clerk are authorized and directed to execute a participation agreement with Scio Township and Washtenaw County Parks and Recreation Commission for the purchase of a conservation easement on approximately 44 acres of the Haas property after approval as to form by the City Attorney and as to content by the City Administrator;

RESOLVED, That \$97,667.00 is appropriated for contribution toward the purchase of the conservation easement on the Haas property from the Open Space and Parkland Preservation Millage proceeds for the life of the project without regard to fiscal year;

RESOLVED, That the 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; 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.