



Legislation Details (With Text)

File #: 19-2017 **Version:** 1 **Name:** 11/4/19 Resolution to Purchase Hosford Trust Property
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Title: Resolution to Approve Purchase of Park Land at 2260 Traver Road from the William F. Hosford and Margaret W. Hosford Trust, and Appropriate \$180,500.00 from Open Space and Parkland Preservation Millage Proceeds (8 Votes Required)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Hosford Trust Aerial Map.pdf, 2. Hosford Trust Location Map.pdf

Date	Ver.	Action By	Action	Result
11/4/2019	1	City Council	Approved	Pass

Resolution to Approve Purchase of Park Land at 2260 Traver Road from the William F. Hosford and Margaret W. Hosford Trust, and Appropriate \$180,500.00 from Open Space and Parkland Preservation Millage Proceeds **(8 Votes Required)**

This resolution approves the purchase of fee title to an 4.95-acre property at 2260 Traver Road from the William F. Hosford and Margaret W. Hosford Trust.

Staff anticipates maintaining this property as a natural area. The property includes some uplands and primarily wetlands adjacent to the City’s Leslie Park Golf Course and Traver Creek Nature Area. This additional property would preserve a significant block of additional habitat and an additional 340 feet of frontage along Traver Creek.

An appraisal was completed for the property in June 2019, and the fair market value was determined to be \$153,000. This resolution appropriates \$180,500.00 from Open Space and Parkland Preservation Millage proceeds to cover the purchase price and other costs.

The purchase is contingent upon City’s acceptance of sale terms required by the seller. The seller’s terms are:

1. The property will not be used as a dog park.
2. Should the City choose to construct a parking lot on the property, it will comply with City zoning requirements for exterior lighting, which currently are: all exterior lighting devices shall be adequately shielded and screened so that no light will glare directly onto any Public Right-of-Way or property principally used for residential purposes. Lighting devices shall be arranged and kept at a level so that the amount of light projected onto property principally used for residential purposes does not exceed 0.10 of a foot candle.
3. Restriction #1 would be removed if the City subsequently acquires the house parcel and the

property across the street ceases to be used for residential purposes.

The donation was reviewed and recommended by the Land Acquisition Committee of the Park Advisory Commission at its September 17, 2019 meeting.

Project Budget:

Total Acquisition Costs	\$153,000.00
City of Ann Arbor	\$153,000.00100%
Other Anticipated Costs	
Estimated Due Diligence	\$20,000.00
Estimated Closing Costs	\$7,500.00

Attachment: Location Map
Prepared by: Remy Long, Greenbelt Program Manager, The Conservation Fund
Reviewed by: Derek Delacourt, Community Services Area Administrator
Christopher M. Frost, Senior Assistant City Attorney
Approved by: Howard S. Lazarus, City Administrator

Whereas, Chapter 42 of Ann Arbor City Code authorizes purchases of park land with Open Space and Parkland Preservation Millage proceeds;

Whereas, The William F. Hosford and Margaret W. Hosford Trust is the owner of property at 2260 Traver Road (tax parcels I -09-15-250-004 and I -09-16-195-001) and the trustees have agreed in principle to sell the property to the City;

Whereas, The property is adjacent to Leslie Park Golf Course and has qualities suitable for park use as determined by City staff and the Land Acquisition Committee of the Park Advisory Commission;

Whereas, The property has been appraised as required by Section 1:320 of Ann Arbor City Code;

Whereas, The City's share of the purchase is \$153,000 plus up to \$27,500 in related costs; and

Whereas, There are sufficient funds in the Open Space and Parkland Preservation Millage Proceeds to cover the purchase price and estimated due diligence and closing costs;

RESOLVED, That City Council approves the purchase of 2260 Traver Road (tax parcels I -09-15-250-004 and I -09-16-195-001) contingent upon the City's completion of appropriate due diligence on the property, including review of title work, an environmental assessment, and survey;

RESOLVED, That \$180,500.00 is appropriated for purchase of the property from the Open Space and Parkland Preservation Millage proceeds for the life of the project without regard to fiscal year;

RESOLVED, That the Mayor and City Clerk are authorized and directed to execute a purchase agreement with the William F. Hosford and Margaret W. Hosford Trust for purchase of the property after approval as to substance by the City Administrator and as to form by the City Attorney; 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.