



Legislation Details (With Text)

File #: 20-0856 **Version:** 1 **Name:** 7/6/20 Purchase of Fee Title to Boss & Bull Holdings
Type: Resolution **Status:** Passed
File created: 7/6/2020 **In control:** City Council
On agenda: 7/6/2020 **Final action:** 7/6/2020
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Title: Resolution to Approve a Participation Agreement with Washtenaw County Parks and Recreation Commission and Appropriate \$73,593.00 for Purchase of Boss & Bull Holdings LLC Property (8 Votes Required)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Boss and Bull Holdings LLC Aerial Map.pdf, 2. Boss and Bull Holdings LLC Protected Map.pdf, 3. Boss Bull Holdings LLC Scoring Sheet.pdf

Date	Ver.	Action By	Action	Result
7/6/2020	1	City Council	Approved	Pass

Resolution to Approve a Participation Agreement with Washtenaw County Parks and Recreation Commission and Appropriate \$73,593.00 for Purchase of Boss & Bull Holdings LLC Property (**8 Votes Required**)

This resolution approves a participation agreement with Washtenaw County Parks and Recreation Commission for the purchase of fee title to approximately 27 acres of land owned by Boss & Bull Holdings LLC, located in Northfield Township. The resolution also appropriates \$73,593.00 from the Open Space and Parkland Preservation Millage proceeds for the purchase.

Washtenaw County will become the fee title holder of the property and add the property to its Northfield Woods Preserve. Northfield Woods Preserve is a 81-acre publicly accessible nature preserve with a parking lot, trails, and signage.

Boss & Bull Holdings LLC Property, Northfield Township

The property is approximately 27 acres with access from Joy Road. This acquisition, along with the adjoining Northfield Woods Preserve, would create an uninterrupted 108 acres of publicly accessible protected land in the area.

Washtenaw County Parks and Recreation Commission commissioned an appraisal which was completed March 5, 2020. The fair market value was determined to be \$221,000.00 for the fee title to the property. The tables below detail the financial contributions from partners. The resolution approves an appropriation of funds for 33% of the total purchase price, not to exceed \$73,593.00, from Open Space and Parkland Preservation Millage proceeds. Washtenaw County will own the property and cover all due diligence and closing costs.

Approval of the Participation Agreement and appropriation of funds for the purchase of fee title was recommended by the Greenbelt Advisory Commission at their June 4, 2020 meeting. The Greenbelt Advisory Commission recommended the purchase due to the quality of natural areas on the property,

the property's proximity and connectivity to other protected land, and the opportunity to leverage City funds through partnership with Washtenaw County Parks and Recreation Commission.

Project Budget:

Total Acquisition Costs	\$221,000.00	
City of Ann Arbor	\$73,593.00	33.3%
Washtenaw County	\$147,407.00	66.7%

Staff recommends approval.

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

Reviewed by: Derek Delacourt, Community Services Area Administrator
Christopher M. Frost, Senior Assistant Attorney

Approved by: Tom Crawford, Interim City Administrator

Whereas, Boss & Bull Holdings LLC has offered to sell approximately 27 acres of property located in Northfield Township, as depicted on the attached map, being commonly known as parcel B -02-32-400-003 ("Boss & Bull Holdings LLC Property");

Whereas, Washtenaw County has offered to hold title to the property and add the property to their publicly accessible Northfield Woods Preserve;

Whereas, Chapter 42 of the Ann Arbor City Code establishes the Greenbelt district and authorizes City Council to enter into agreements for joint acquisition of land and conservation easements in the district with nonprofit groups and governmental agencies;

Whereas, Chapter 42 of Ann Arbor City Code authorizes the purchase of a land and conservation easements with Open Space and Parkland Preservation Millage proceeds, of which there are sufficient funds for this purchase;

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

Whereas, The purchase price for the property is \$221,000.00, of which Washtenaw County Parks and Recreation has offered to pay \$147,407.00 plus due diligence and closing costs; and

Whereas, At its June 4, 2020 meeting, the Greenbelt Advisory Commission recommended entering into a participation agreement with Washtenaw County Parks and Recreation Commission for purchase of the Boss & Bull Holdings LLC Property, with the City contributing up to \$73,593.00;

RESOLVED, That the Mayor and City Clerk are authorized and directed to execute a participation agreement with Washtenaw County Parks and Recreation Commission for purchase of the Boss & Bull Holdings LLC Property, after approval as to form by the City Attorney and as to substance by the City Administrator;

RESOLVED, That \$73,593.00 is appropriated from the Open Space and Parkland Preservation Millage proceeds for contribution toward the purchase of the Boss & Bull Holdings LLC Property, for the life of the project, without regard to fiscal year;

RESOLVED, That the City's contribution is contingent upon the approval by the City of the purchase

documents and appropriate due diligence, including review of title work, an environmental assessment, and survey, as appropriate; and

RESOLVED, That the City Administrator is authorized to take all appropriate actions to implement this resolution, including the determination of satisfactory due diligence and execution of all appropriate documents.