



Legislation Text

File #: 16-1241, **Version:** 1

Resolution to Approve Participation Agreement with Washtenaw County Parks and Recreation for the Purchase of the John R. Pringle and Beverly S. Mitchell Property in Scio Township, and Appropriate Funds, Not to Exceed \$258,000.00, 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 Washtenaw County Parks and Recreation for the Purchase of the 18.46 acre Property Owned by John R. Pringle and Beverly S. Mitchell in Scio Township. Washtenaw County Parks will purchase the fee title to the property and will own and manage the property. The resolution also approves an appropriation of funds for 40% of the purchase price, not to exceed \$258,000.00, from the Open Space and Parkland Preservation Millage Proceeds.

The landowner applied to the Washtenaw County Parks and Recreation Program and the County has been the lead agency in the negotiations with the landowner. The appraised value of the fee simple title on the property is \$645,000.00.

John R. Pringle and Beverly S. Mitchell Property, Scio Township

The property is approximately 18.46 acres and is located along North Wagner Road in Scio Township. The deed to the property is held by John R. Pringle and Beverly S. Mitchell. The property scored in the top 20% of all Greenbelt applications in the scoring system developed and approved by the Greenbelt Advisory Commission. The Ann Arbor Natural Area Program completed a biological assessment of the property in 2004, and observed two bird species of national concern and determined the tract to be favorable habitat for reptiles and amphibians, especially frogs. A botanical inventory calculated a floristic quality index (FQI) of 41.2, which is high for the Ann Arbor area and is considered to be "floristically important from a statewide perspective." The property is located adjacent to a property protected by the Open Space and Parkland Program in 2009 and within a quarter of a mile of a property protected by a conservation easement held by Legacy Land Conservancy. Both the Greenbelt Advisory Commission and Land Acquisition Committee of the Parks Advisory Commission consider this parcel to be a priority for acquisition.

Participation agreement:

Washtenaw County Parks and Recreation Commission commissioned an appraisal, which was completed in April 2015. The Fair Market Value of the fee simple title to the property was determined to be \$645,000. The resolution approves an appropriation of funds for 40% of the purchase price, not to exceed \$258,000, from the Open Space and Parkland Preservation Millage Proceeds.

Approval of the Participation Agreement and appropriation of funds for the purchase of the property was recommended by the Greenbelt Advisory Commission at their July 7th, 2016 meeting. Additionally, approval of the Participation Agreement and appropriation of funds was recommended by the Land Acquisition Committee of the Parks Advisory Commission at their July 19th, 2016 meeting. The Greenbelt Advisory Commission and the Parks Advisory Commission recommended that each Commission contribute equally from their respective allocations of the Open Space and

Preservation Millage and move forward with the Agreement 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 Washtenaw County Parks.

Attachment: Location Map

Prepared by: Ruth Thornton, 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 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, Washtenaw County has matching funds available for the purchase of the John R. Pringle and Beverly S. Mitchell Property;

Whereas, The Greenbelt Advisory Commission supported approval of the Participation Agreement with Washtenaw County for the purchase of the fee simple estate of the John R. Pringle and Beverly S. Mitchell property and expenditure of funds at its July 7th, 2016 meeting; and

Whereas, The Parks Advisory Commission supported approval of the Participation Agreement with Washtenaw County for the purchase of the fee simple estate of the John R. Pringle and Beverly S. Mitchell property and expenditure of funds at its July 19th, 2016 meeting;

RESOLVED, That the Mayor and City Clerk be authorized and directed to execute the Participation Agreement defining each party's interest in the acquisition of the fee simple estate and, if required, any supplemental documents necessary to document the appropriation of funds for the purchase of the fee simple estate of the John R. Pringle and Beverly S. Mitchell property, after approval as to form by the City Attorney; and

RESOLVED, That \$258,000.00 be appropriated for the purchase of the development rights on the John R. Pringle and Beverly S. Mitchell property from the Open Space and Parkland Preservation Millage Proceeds for the life of the project without regard to fiscal year.