



Legislation Text

File #: 16-0339, Version: 1

Resolution to Approve the Purchase of 25.67 Acres of Parcel Tax ID Number I-09-325-008, Located at the Northeast Corner of Nixon and Dhu Varren Roads and Appropriate \$277,000.00 from the Open Space and Parkland Preservation Millage Proceeds **(8 Votes Required)**

Attached for your review and action is a resolution to purchase approximately 25.67 acres of open space land, which consists of a portion of the parcel located at the northeast corner of Nixon and Dhu Varren Roads.

The remaining parcel is currently undergoing a site plan development review (Nixon Farm East), initiated by Woodbury Management, Inc. The purchase by the City Parks and Recreation would be conditioned upon Woodbury Management, Inc. completing the purchase of the sites, which they currently have an executed option on from the Don Nixon estate. Per the request for park dedication during the site plan review, Woodbury Management is willing to donate a 6.58 acre piece of land that contains a wetlands on the site. The 6.50 acres represents the total acreage requested for the site plans - Woodbury Management, Inc. -- per the formula approved in the PROS Plan, based on density of the proposed developments. This resolution would approve the City Parks to purchase the remaining 25.67 of upland and wetlands on the site, bringing the total to approximately 32.23 acres of the site to be parkland.

The area to be purchased by the City Parks and Recreation features an upland savanna remnant and wetlands. This area provides the last link in a continuous greenway connecting Sugarbush Park, to Oakwoods Nature Area and Barclay Park through Nixon West to Foxfire East Park and Leslie Park and the Stamp Nature Area. The site contains state-protected false dandelion, *Krigia biflora*. The site would be maintained by the Natural Area Preservation staff, consistent with the adjoining and nearby natural areas.

An appraisal was completed for the purchase of the wetland and woodland portion of the site in December 2013, then verified by a technical appraisal June, 2014 and the fair market value was determined to be \$10,800 / acre. The resolution approves a purchase price of \$277,000.00 based on a fair market appraisal of the property, and approves a total project budget of \$285,000.00 from the Open Space and Parkland Preservation Millage Proceeds to cover the purchase price, due diligence and closing costs.

The Land Acquisition Committee met and approved the motion to recommend to Council to acquire the property in application #2016-1.

Project Budget:

City purchase price	\$277,000.00
Est. Closing Costs	\$ 3,000.00
Est. Due Diligence Expenses	\$ 5,000.00
Total Appropriation	\$285,000.00

Attachment: Location Map

Prepared By: Peg Kohring, The Conservation Fund

Reviewed by: Derek Delacourt, Community Services Administrator

Approved by: Tom Crawford, Interim City Administrator

Whereas, Purchase of parkland may be funded through the Open Space and Park Land Preservation Millage Proceeds;

Whereas, The property is adjacent to an existing parks (Oakwoods Natural Area and Barclay Park) and has qualities suitable for park use as determined by the Park Advisory Commission and Parks and Recreation Staff;

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

Whereas, The Purchase Price of the property is \$277,000.00; and

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

RESOLVED, That City Council approves the purchase a portion of the woods and wetland on tax parcel ID of I-09-325-008 as indicated on the map;

RESOLVED, That City Council appropriate funds from the Open Space and Parkland Preservation Millage Proceeds and establish a project budget for the acquisition of the property in the amount of \$285,000.00 to cover the costs of acquisition, closing, and incidental costs to be available for expenditure without regard to fiscal year;

RESOLVED, That the Mayor and City Clerk be authorized and directed to execute the purchase and sales agreement after approval as to substance by the City Administrator and as to form by the City Attorney; and

RESOLVED, That the City Administrator be authorized and directed to implement this resolution, including the execution of necessary closing documents specified in the purchase and sale agreement after approval as to form by the City Attorney.