



## Legislation Text

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**File #:** 15-0376, **Version:** 1

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Resolution to Approve Participation Agreement with Washtenaw County Parks and Recreation for the Purchase of Property Owned by DF Land Development LLC in Ann Arbor Township, and Appropriate funds, Not to Exceed \$385,312.00 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 Commission for the purchase of a property of land owned by DF Land Development LLC located along Warren Road in Ann Arbor 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 25% of the purchase price, not to exceed \$385,312.00 from the Open Space and Parkland Preservation Millage Proceeds.

DF Land Development LLC applied to the Washtenaw County Parks and Recreation program and the County has been the lead agency in the negotiations with the landowner. An appraisal was completed in August 2014 and the appraised value of the fee simple title on the property was determined to be \$2,055,000.00. The landowner is willing to make a 25% donation (\$513,750), decreasing the purchase price to \$1,541,250.00.

Budget:

FMV = \$2,055,000.00

Landowner Donation = \$513,750.00

Purchase Price = \$1,541,250.00

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City Contribution = \$385,312.00

County Contribution = \$1,155,938.00

The property is vacant land and contains a portion of Fleming Creek and has been identified as a priority for preservation by the Huron River Watershed Council's BioReserve project. The property would be owned and managed by the County and open to the public. Other applications have been received from nearby properties along Warren Road. The property is also in close proximity to other publicly owned land, to the south along Dixboro Road - which include Horner McLaughlin Woods (UM), Marshall Park (City), Goodrich Preserve (County), and Tom A. Freeman Preserve (County).

Approval of the Participation Agreement and appropriation of 25% of the purchase price was recommended by the Greenbelt Advisory Commission at the November 6, 2014 meeting, due to the qualities of the property discussed above.

Attachment: Location Map

Prepared by: Ginny Trocchio, The Conservation Fund

Reviewed by: Sumedh Bahl, Community Services Area Administrator

Whereas, Chapter 42 of the Ann Arbor City Code establishes the Greenbelt District and enables the

City to purchase development rights or land 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, There are sufficient funds in the Open Space and Parkland Preservation Millage Proceeds available for the expenditure;

Whereas, Washtenaw County Parks and Recreation Commission has matching funds available for the purchase price for the DF Land Development LLC property; and

Whereas, The Greenbelt Advisory Commission recommended approval of the Participation Agreement with Washtenaw County Parks and Recreation Commission for the purchase on the DF Land Development LLC parcel and expenditure of funds at its November 6, 2014 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 and if required, any supplemental documents necessary to document the appropriation of funds for the purchase of the DF Land Development property, after approval as to form by the City Attorney; and

RESOLVED, That \$385,312.00 be appropriated for the purchase of the DF Land Development LLC property from the Open space and Parkland Preservation Millage Proceeds for expenditure during the life of the project without regard to fiscal year.