



Legislation Details (With Text)

File #:	19-0590	Version:	1	Name:	4/15/19 Purchase of Park Land at 3301 Geddes from Windy Crest
Type:	Resolution	Status:			Passed
File created:	4/15/2019	In control:			City Council
On agenda:	4/15/2019	Final action:			4/15/2019
Enactment date:	4/15/2019	Enactment #:			R-19-153

Title: Resolution to Approve Purchase of Park Land at 3301 Geddes Road from Windy Crest Partnership LLC, Approve a Participation Agreement with Washtenaw County Parks and Recreation Commission, and Appropriate \$108,500.00 from Open Space and Parkland Preservation Millage Proceeds (8 Votes Required)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Windy Crest Property Aerial Map.pdf, 2. Windy Crest Property Location Map.pdf

Date	Ver.	Action By	Action	Result
4/15/2019	1	City Council	Approved	Pass

Resolution to Approve Purchase of Park Land at 3301 Geddes Road from Windy Crest Partnership LLC, Approve a Participation Agreement with Washtenaw County Parks and Recreation Commission, and Appropriate \$108,500.00 from Open Space and Parkland Preservation Millage Proceeds (**8 Votes Required**)

This resolution approves the purchase of fee title to an 8.48-acre property at 3301 Geddes Road from Windy Crest Partnership LLC with support from the Washtenaw County Parks and Recreation Commission.

Staff anticipates maintaining this property as a natural area. The property includes upland and wetlands adjacent to the City's Ruthven Nature Area, bringing the total contiguous natural area to approximately 29.08 acres. This additional property would preserve a significant block of additional habitat and will provide improved access to this natural area for staff and volunteers.

An appraisal was completed for the property in August 2017, and the fair market value was determined to be \$255,000. In subsequent negotiations with staff, the property owner agreed to donate \$120,000 (47%) of the appraised value. Washtenaw County Parks and Recreation Commission was invited to contribute and authorized \$54,000 (21% of appraised value). This resolution appropriates \$108,500.00 from Open Space and Parkland Preservation Millage proceeds to cover the purchase price and other costs.

The purchase is contingent upon the property owner securing an agreement with the appropriate parties expressly granting the City a right of access from Geddes Road across the private Windycrest Drive to Meadowcreek Drive. In discussion with staff, the property owner has indicated that this is achievable.

In consideration of their contribution, the County has requested a right of first refusal or similar option

to purchase the property if the City ever disposes of the property.

The donation was reviewed and recommended by the Land Acquisition Committee of the Park Advisory Commission at its February 26, 2019 meeting.

Project Budget:

Total Acquisition Costs	\$255,000.00	
City of Ann Arbor	\$81,000.00	32%
Washtenaw County	\$54,000.00	21%
Landowner	\$120,000.00	47%

Other Anticipated Costs

Estimated Due Diligence	\$20,000.00
Estimated Closing Costs	\$7,500.00

Prepared by: Remy Long, 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 Ann Arbor City Code authorizes purchases of park land with Open Space and Parkland Preservation Millage proceeds;

Whereas, Windy Crest Partnership LLC is the owner of property at 3301 Geddes Road (tax parcel 09-09-26-304-002) and has agreed in principle to sell the property to the City;

Whereas, The property is adjacent to Ruthven Nature Area 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;

Washtenaw County Parks and Recreation Commission has authorized a \$54,000 (21% of appraised value) contribution;

Whereas, The City's share of the purchase is \$81,000 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 approve the purchase of 3301 Geddes Road (tax parcel 09-09-26-304-002) contingent upon the property owner securing an agreement, satisfactory to the City Attorney, granting the City a right of access from Geddes Road across the private Windycrest Drive to Meadowcreek Drive and upon the City's completion of appropriate due diligence on the property, including review of title work, an environmental assessment, and survey;

RESOLVED, That, in consideration for the County's contribution, the purchase may include a right of first refusal or similar option for the County to purchase the property if the City ever disposes of the property;

RESOLVED, That \$108,500.00 be 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 be authorized and directed to execute a purchase agreement with Windy Crest Partnership LLC 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 be authorized to take all appropriate action to implement this resolution, including the determination of satisfactory due diligence and execution of all appropriate documents.