



Legislation Text

File #: 19-0962, Version: 1

Resolution to Approve a Participation Agreement with Washtenaw County Parks and Recreation Commission and Appropriate \$166,500.00 for Purchase of Fee Title to the Landau 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 9.5 acres of land owned by Richard Landau, located in Ann Arbor Township. The resolution also appropriates \$166,500.00 from the Open Space and Parkland Preservation Millage proceeds for the purchase.

Washtenaw County will become the fee title holder of the property and pay for the establishment of a publicly accessible nature preserve with a parking lot, trails, and signage.

Landau Property, Ann Arbor Township

The property is approximately 9.5 acres with access from Ford Road. This acquisition, along with the adjoining University of Michigan’s Horner-McLaughlin Woods and Washtenaw County’s Raymond F. Goodrich Preserve, would create an uninterrupted 297 acres of protected land in the area.

Washtenaw County Parks and Recreation Commission commissioned an appraisal which was completed June 29, 2018. The fair market value was determined to be \$333,000.00 for the fee title to the property. The tables below detail the financial contributions from partners. The resolution approves an appropriation of funds for 50% of the total purchase price, not to exceed \$166,500.00, 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 to and establishment of a conservation easement on the property was recommended by the Greenbelt Advisory Commission at their October 4, 2018 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	\$333,000.00	
City of Ann Arbor	\$166,500.00	50%
Washtenaw County	\$166,500.00	50%

Staff recommends approval.

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, Richard Landau has offered to sell approximately 9.5 acres of property located in Ann

Arbor Township, as depicted on the attached map, being a part of parcel I-09-12-400-039 (“Landau Property”);

Whereas, Washtenaw County has offered to hold title to the property and establish and operate a publicly accessible nature 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 \$333,000.00, of which Washtenaw County Parks and Recreation has offered to pay \$166,500.00 plus due diligence and closing costs; and

Whereas, At its October 4, 2018 meeting, the Greenbelt Advisory Commission recommended entering into a participation agreement with Washtenaw County Parks and Recreation Commission for purchase of the Landau Property, with the City contributing up to \$166,500.00;

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

RESOLVED, That \$166,500.00 be appropriated from the Open Space and Parkland Preservation Millage proceeds for contribution toward the purchase of the Landau Property, for the life of the project, without regard to fiscal year;

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