



City of Pleasant Ridge
23925 Woodward Avenue
Pleasant Ridge, Michigan 48069

**Public Hearing and Special City Commission Meeting
July 28, 2015
Agenda**

Honorable Mayor, City Commissioners and Residents: This shall serve as your official notification of the Public Hearing and Special City Commission Meeting to be held Tuesday, July 28, 2015, at 7:30 p.m., in the City Commission Chambers, 23925 Woodward Avenue, Pleasant Ridge, Michigan 48069. The following items are on the Agenda for your consideration:

PUBLIC HEARING AND SPECIAL CITY COMMISSION MEETING – 7:30 P.M.

1. **Meeting Called to Order.**
2. **Roll Call.**
3. **PUBLIC DISCUSSION – items not on the Agenda.**
4. **Consideration of the purchase of real property.**
 - a. **Public Hearing** – Solicitation of public comments on the purchase of real property commonly known as 99 Kensington, Pleasant Ridge, Michigan.
 - b. Purchase of real property commonly known as 99 Kensington, Pleasant Ridge, Michigan
5. **Other Business.**
6. **Adjournment.**

In the spirit of compliance with the Americans with Disabilities Act, individuals with a disability should feel free to contact the City at least seventy-two (72) hours in advance of the meeting, if requesting accommodations.



City of Pleasant Ridge

James Breuckman, City Manager

From: Jim Breuckman, City Manager
To: City Commission
Date: July 28, 2015
Re: City Purchase of 99 Kensington

Overview

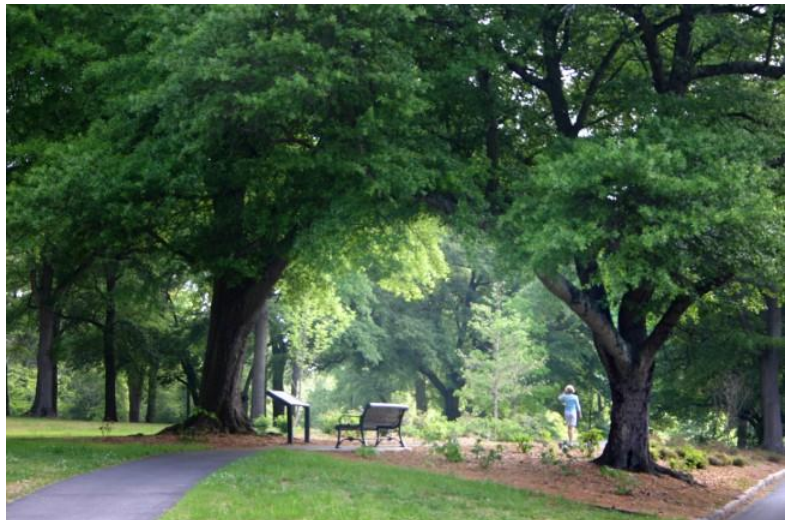
The City has negotiated a purchase agreement for 99 Kensington. Purchase of the property would create a connection between the City's Dog Park property and Gainsboro Park.

Background

Purpose and Benefit

The purchase of 99 Kensington would connect two separated parks and create a continuous park space extending from the north end of Indiana all the way along the north boundary of the City and the perimeter of the railroad right of way down to the end of Sylvan. This purchase would benefit the City by:

- Opening up new possibilities for creating over ½ mile of contiguous park space along the east edge of the City, increasing the length of contiguous park space by over 35%.
- Creating a better entrance into the park at the end of Kensington.
- Creating new possibilities for the location, layout, and access to existing park improvements such as the community garden and dog park.
- Allowing for a longer walking path system through a linear park that extends along the boundary of nearly the entire length of the east side of the City.
- Other improvements that have not yet been contemplated.



From a public benefit perspective, connecting two park spaces together can increase the value of the combined space above the sum of the present value of the two disconnected parks.

Financial Considerations

When the property recently went on the market the City Commission authorized Staff to begin negotiations to acquire the property. The City worked through Robert Campbell to broker the deal and arrived at a fair market value offer of \$140,000 for the property based on a property appraisal that was completed prior to making an offer on the property. The City worked through a third party attorney to negotiate the deal, with the purchase agreement being assigned over to the City after it was approved by both sides.

The funds to support the purchase will come from the recently approved parks improvement millage. Acquisition of property for parks purposes is an authorized use of the parks millage. Acquiring the park will not require the expenditure of general fund monies or SCAF principal, and will not impact the day to day function of the City. This acquisition also will not impact the scope of the Gainsboro Park project, which was budgeted at \$600,000 to \$800,000. The parks improvement millage will generate about \$1,000,000 over its term.

A final financial consideration is that the initial scoping of the Gainsboro Park project in the City's Parks and Recreation Master Plan identified about \$975,000 of projects for Gainsboro Park. The parks and recreation improvement millage request was calculated to generate about \$1,000,000 of funds to complete a project of the scale envisioned in the Parks and Recreation Master Plan. One of the large projects in the \$975,000 cost estimate was \$212,000 for fence repairs along the railroad. At the time it was thought that the old fence had to be completely removed and replaced. However, the City was able to find a contractor who repaired the existing fence in place for \$10,000.

This means that the City avoided about \$200,000 in anticipated costs for Gainsboro Park. That avoided cost more than pays for the purchase of 99 Kensington, meaning that the community may benefit from both a safe and secure fence along the railroad tracks and a newly expanded park that extends along the majority of the boundary of the east side of the City.

Requested Action

In order to complete the purchase, the City Commission must approve the acquisition and expenditure of funds per the terms of the purchase agreement. This requires a public hearing and a 4/5 affirmative vote of the City Commission, per Section 10.05 of the City Charter.

Park Properties



0 50 100 200 Feet

1 inch = 100 feet

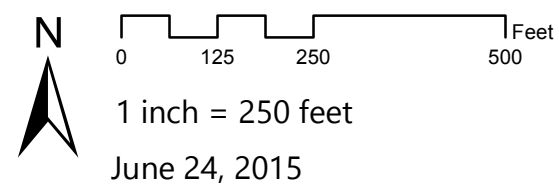
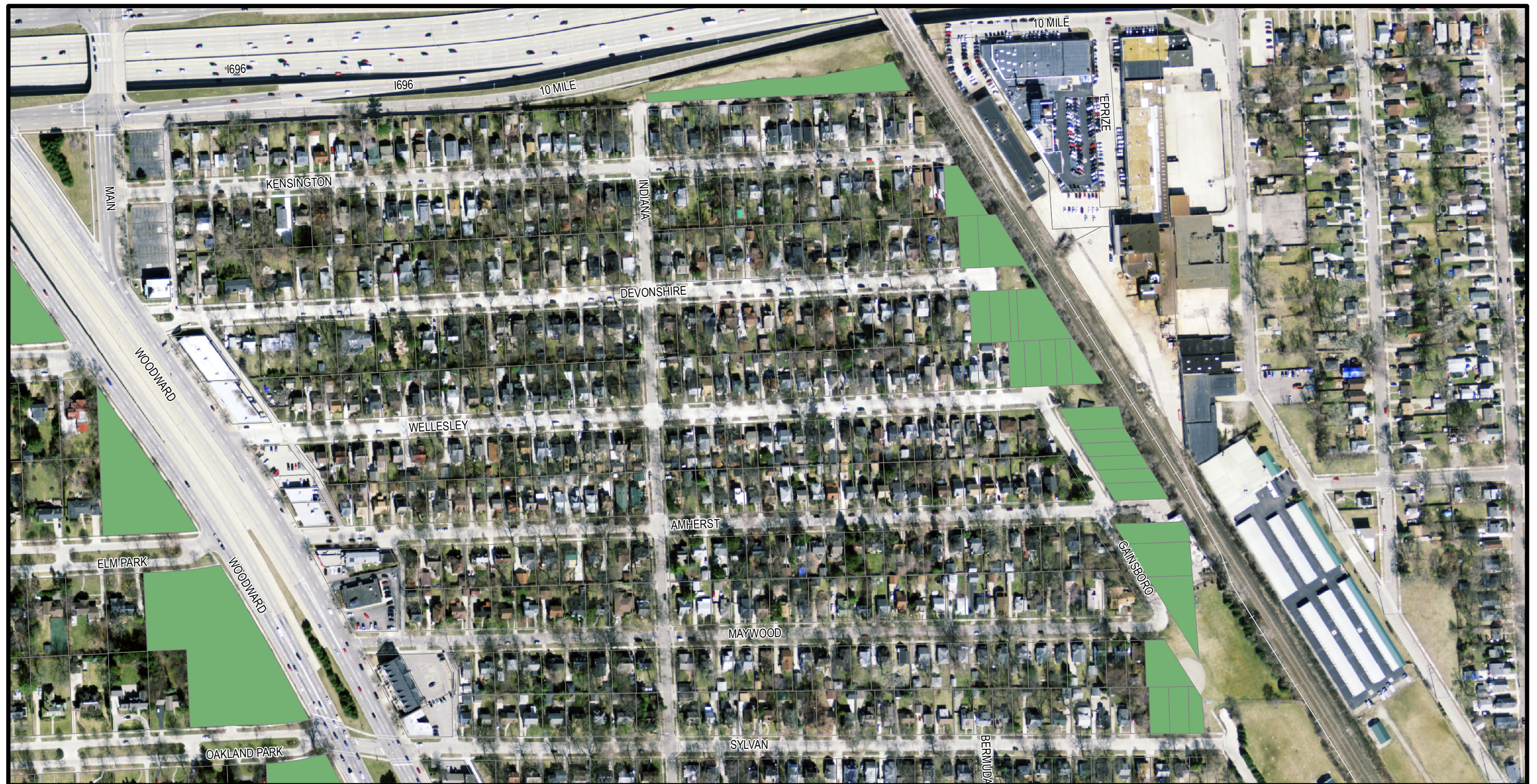
June 24, 2015

TaxParcel

Parks



Park Properties





City of Pleasant Ridge

PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN in accordance with Section 10.05 of the Pleasant Ridge City Code that a Public Hearing will be held on Tuesday, July 28, 2015, 7:30 p.m., in the City Commission Chambers, 23925 Woodward Avenue, Pleasant Ridge, Michigan 48069, to solicit comments on the following item:

Purchase of Real Property commonly known as 99 Kensington, Pleasant Ridge, Michigan.

Amy M. Drealan
City Clerk

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Wednesday, July 15, 2015
AFFIDAVIT REQUESTED