

A RESOLUTION APPROVING THE PURCHASE OF 750 TOWNER STREET IN YPSILANTI, MICHIGAN FROM WWEFST COMPANY AND AUTHORIZING THE COUNTY ADMINISTRATOR TO TAKE ANY ACTION NEEDED TO COMPLETE THIS SALE

WASHTENAW COUNTY BOARD OF COMMISSIONERS

JULY 6, 2005

WHEREAS, the County has been looking at locations in Ypsilanti to meet its space needs to locate both County and non-profit uses for the benefit of the local community; and

WHEREAS, the County's Facilities Management Department found a building listed for sale which is located at 750 Towner Street, just a short distance from the County's existing facility at 555 Towner Street; and

WHEREAS, the County would like to locate Full Circle, a local non-profit entity that operates an adult drop-in center, at this building; and

WHEREAS, the building at 750 Towner Street contains approximately 8500 square feet, which is enough to accommodate the proposed use for the space; and

WHEREAS, the property value for this site has been appraised at \$535,000; and

WHEREAS, the County negotiated with WWEFST Company, the owner of the property to purchase the property; and

WHEREAS, these negotiations resulted in a Sales Contract (attached to this Resolution) between the County and WWEFST which provides, in part, that the County will purchase the property at 750 Towner Street for \$535,000, provided three contingencies are met; and

WHEREAS, the contingencies are (1) final approval of the sale by the Washtenaw County Board of Commissioners; (2) completion of an Phase I environment audit acceptable to the County and (3) approval by the City of Ypsilanti of any permits needed for Full Circle to operate at that site; and

WHEREAS, contingency (2) is currently being completed and (3) has now been satisfied; and

WHEREAS, if the Board of Commissioners approves the sale, contingency (1) will be satisfied, and, once a favorable Phase I environmental audit is received, thus satisfying contingency (2), the property may proceed to closing; and

WHEREAS, the Washtenaw Community Health Organization ("WCHO") has approved entering into a 15 year lease with the County at a rental rate of \$67,591.00 per year to lease space at 750 Towner and will also provide \$100,000.00 to renovate the property; and

WHEREAS, this matter has been reviewed by Corporation Counsel, the Finance Department, the County Administrator's office and the Ways & Means Committee

NOW THEREFORE, BE IT RESOLVED that upon the County's receipt of a favorable Phase I environmental audit for the property at 750 Towner Street in Ypsilanti, the Washtenaw County Board of Commissioners approves Washtenaw County's purchase of 750 Towner Street, Ypsilanti, Michigan from WWEFST Company pursuant to the terms of the attached Sales Agreement, and authorizes the County Administrator to take any action needed to complete this sale, to be filed with the County Clerk.

BE IT FURTHER RESOLVED that the Washtenaw County Board of Commissioners authorizes the advance payment of this purchase from the capital projects fund and set up of transfers for the annual revenue stream from WCHO and ETCS.

BE IT FURTHER RESOLVED that the Washtenaw County Board of Commissioners authorizes the County Administrator, upon review of Corporation Counsel, to execute a lease with the Washtenaw Community Health Organization and/or any resulting subleases relating to the space at 750 Towner to be filed with the County Clerk.