

Charter Township of Ypsilanti

RESOLUTION 2021-04

Authorizing the Charter Township of Ypsilanti to Sell to Purchaser Scott Chatfield Three Vacant Parcels Located at 29 Broadmoor Avenue, 24 Lakewood Avenue, and 30 Lakewood Avenue

WHEREAS, on or about **December 28, 2011** Washtenaw County Treasurer Catherine McClary, acting in her capacity as the **Foreclosing Governmental Unit** (FGU) under the Authority of the **General Property Tax Act** (GPTA) foreclosed upon certain properties in the Washtenaw County Circuit Court due to delinquent real property taxes which included three vacant parcels located in Ypsilanti Township to wit: 29 Broadmoor Avenue, 24 Lakewood Avenue, and 30 Lakewood Avenue and,

WHEREAS, on or about **December 30, 2011** the Charter Township of Ypsilanti received a "**Quit Claim Deed**" from County Treasurer McClary which included the legal descriptions of the three vacant parcels which are as follows:

Parcel 1:

K-11-02-457-007, Broadmoor Ave., Ypsilanti, MI 48198 with a legal description of YP# 55-31 Lot 445 Devonshire Subdivision No.4,

Parcel 2:

K-11-02-457-008, Lakewood Ave., Ypsilanti, MI 48198 with a legal description of YP# 55-20 Lot 435 Devonshire Subdivision No. 4,

Parcel 3:

K-11-02-457-009, Lakewood Ave., Ypsilanti, MI 48198 with a legal description of YP# 55-21 Lot 436 Devonshire Subdivision No.4; and

WHEREAS, on **February 20, 2020** Scott Chatfield requested of the Ypsilanti Township Assessing Department to purchase the three vacant lots as described above which were needed by him to develop "...**two 875**

square feet drive in restaurant buildings and two self storage buildings of 4,500 square feet and 4,900 square feet respectively on properties that are contiguous to the Township's three vacant parcels, all of which are located between Lakeview Avenue and Broadmoor Street near 2002 E. Michigan Avenue, and;

WHEREAS, at a regular Board meeting held on **April 21, 2020** the Ypsilanti Township Board of Trustees authorized the sale of the three vacant lots to Purchaser Scott Chatfield which according to the "**Appraisal Report**" prepared by Deputy Assessor Brian McCleery dated **March 16, 2020** are valued at **\$10,000**, and;

WHEREAS, during the remainder of 2020 and 2021 Purchaser Scott Chatfield has followed through in obtaining all of the necessary approvals from the required reviewing agencies including Ypsilanti Township, YCUA, Washtenaw County Water Resources Commission, needed to develop the "**Drive In and Self Storage projects**" which development will incorporate the three vacant lots owned by the Township and will enable Purchaser Scott Chatfield to adhere to all of the stormwater management requirements as well as construct an "**on site retention basin**" to handle all run off water from the site, and;

WHEREAS, on **January 18, 2021** Scott Chatfield signed the proposed "**Purchase Agreement**" (a copy of which is attached hereto and incorporated by reference) in which he will remit to the Township the sum of **\$10,000** in accordance with the Appraisal Report dated **March 16, 2020**.

NOW, THEREFORE THE YPSILANTI CHARTER TOWNSHIP BOARD OF TRUSTEES HEREBY RESOLVES AS FOLLOWS:

1. That the Township Board accept the Purchase Offer submitted hereto and authorize the execution of the "**Purchase Agreement**" by Supervisor Brenda L. Stumbo and Clerk Heather Jarrell Roe.

2. That the Township authorize Supervisor Stumbo and Clerk Roe to execute all documents required by Campbell Title to effectuate the transfer of the three vacant parcels to Purchaser Scott Chatfield once a closing date has been scheduled.

3. That a certified copy of this Resolution be forwarded to Campbell Title as set forth in Paragraph 23 of the Purchase Agreement.

I, Heather Jarrell Roe, Clerk of the Charter Township of Ypsilanti, County of Washtenaw, State of Michigan hereby certify the above resolution is a true and exact copy of Resolution No. 2021-04 approved by the Charter Township of Ypsilanti, Board of Trustees assembled at a Regular Meeting held on February 2, 2021.



Heather Jarrell Roe, Clerk
Charter Township of Ypsilanti