

AGENDA REPORT

TO: Mayor Pat Humphrey and the Clare City Commission
FROM: Ken Hibl, City Manager
DATE: April 10, 2019
RE: Sale of City Property

For the Agenda of April 15, 2019

Background The City of Clare has enjoyed a contractual relationship with the Clare Industrial Development Corporation for the past three decades for the management, development, and sale of industrial property located within the City. The Clare IDC has, on behalf of the City of Clare, negotiated the sale of approximately 1.5 acres (*identified as Parcels 2-A & 2-B on the att'd Certificates of Survey*) in the City's new North Industrial Park to Mr. Loren Cole and Seth Sharp, respectively, at a price of \$10,000 an acre. The per-acre sale price is the amount that the City of Clare is mandated to attain as a condition of receipt of the \$2.6 million EDA grant used to develop the park, its roadway, and the utility infrastructure.

The City Commission is asked to approve the sale of the aforementioned property.

Issues & Questions Specified Should the Clare City Commission approve the sale of approximately 1.5 acres of the City's new North Industrial Park to Mr. Loren Cole and Mr. Seth Sharp?

Alternatives

1. Approve the sale of property.
2. Do not affirm the sale.
3. Defer/delay decision to a subsequently scheduled City Commission meeting.

Financial Impact Sale of the 1.5 acres will result in an inflow of approximately \$15K to the City and the Clare IDC, which will be used to further develop the new industrial park and other industrial properties within the City and will add to the City's property tax roll resulting in further revenue increases and potential new job creation.

Recommendations I recommend that the City Commission approve the sale of property and located within the North Industrial Park to Messrs. Loren Cole & Mr. Seth Sharp by adoption of Resolutions 2019-047 and 2019-048, respectively (copies *attached*).

Attachments

1. Certificates of Survey.
2. Resolution 2019-047.
3. Resolution 2019-048.

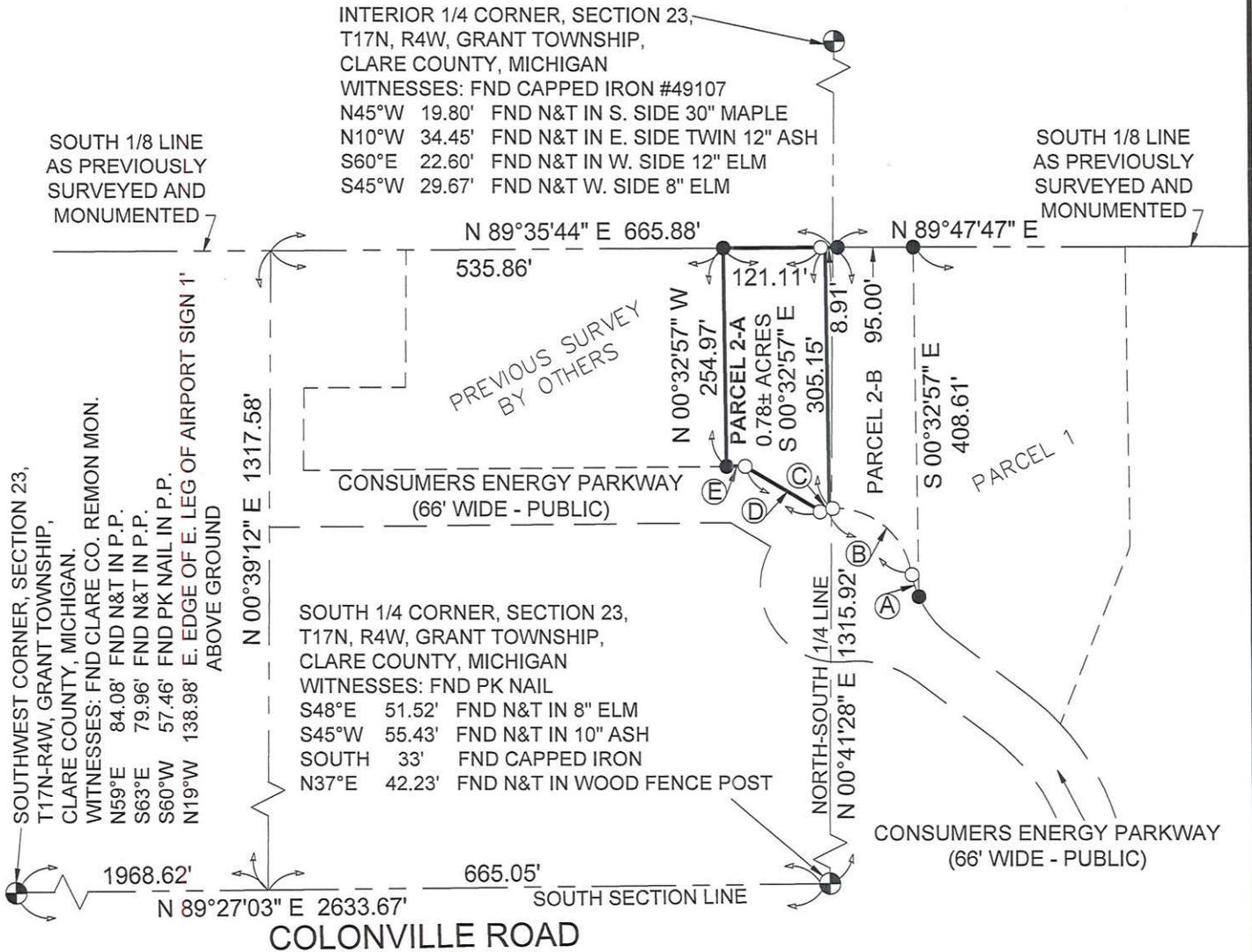
CERTIFICATE OF SURVEY

SECTION 23, T.17N.-R.4W., CITY OF CLARE, CLARE COUNTY, MI
 I, Scott O. Graham, hereby certify to City of Clare that:
 on February 22, 2019 I surveyed the land described hereon; the
 relative positional precision of each corner in the survey is less than
 0.15 feet plus 1 part per 5000; and, the requirements of Section 3 of
 PA 132 of 1970, as amended, have been met.

DRAFT

Certified to: City of Clare

Property Description: See Sheet 2 of 2



LINE AND CURVE TABLE			
BEARING/DISTANCE	RADIUS	ARC LENGTH	LONG CHORD
(A)	118.00'	29.74'	N 16°49'21" W 29.66'
(B)	90.00'	133.88'	N 52°13'02" W 121.87'
(C)	90.00'	12.08'	S 81°19'20" W 12.07'
(D) N 59°41'27" W		101.75'	
(E) S 89°27'03" W		21.81'	



0 200'
 SCALE: 1" = 200'

LEGEND:

- = SET 1/2"x18" RE-ROD (P.S. CAPPED)
 - = FOUND CAPPED IRON
- BEARINGS WERE ESTABLISHED FROM PREVIOUS
 LAPHAM SURVEY OF PARCEL 2, JOB NO. C-170251.

DIVISION NOTE:

PARCEL 2-A AND PARCEL 2-B, AS SHOWN AND
 PROPOSED, ARE SUBJECT TO MUNICIPAL
 APPROVAL PURSUANT TO THE LAND DIVISION
 ACT, P.A. 591 OF 1996, AS AMENDED.



**ENGINEERING
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515 E. Fifth Street, P.O. Box 33
 Clare, Michigan 48617

Ph. (989) 386-7774
 Fx. (989) 386-7152

www.laphamassoc.com

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Job No. C-190057A Sheet: 1 of 2

Scott O. Graham, P.S. 49107

DRAFT

Date: March 7, 2019	Scale: 1" = 200'	Drawn by: EJJ
Field: JP BR MD	Checked: <i>SC</i>	Revised:

CERTIFICATE OF SURVEY

SECTION 23, T.17N.-R.4W., CITY OF CLARE, CLARE COUNTY, MI

Property Description As Surveyed:

Parcel 2-A:

Part of the Southeast One-quarter of the Southwest One-quarter of Section 23, T17N-R4W, City of Clare, Clare County, State of Michigan, described as: Commencing at the Southwest Corner of said Section 23; thence N 89°27'03" E, along the South Section line, 1968.62 feet; thence N 00°39'12" E, 1317.58 feet to the South One-eighth line as Previously Surveyed and Monumented; thence N 89°35'44" E, along said South One-eighth line, 535.86 feet to the TRUE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; thence continuing N 89°35'44" E, along said South One-eighth line, 121.11 feet to a point lying 8.91 feet from the North-South One-quarter line; thence S 00°32'57" E, 305.15 feet to the Northerly line of Consumers Energy Parkway; thence along said Northerly line of Consumers Energy Parkway on the following 3 courses: 1) 12.08 feet on a 90.00 foot Radius Curve to the Left having a Long Chord Bearing of S 81°19'20" W, 12.07 feet, 2) N 59°41'27" W, 101.75 feet, 3) S 89°27'03" W, 21.81 feet; thence N 00°32'57" W, 254.97 feet back to the Point of Beginning. This property is subject to an easement for the installation and maintenance of public utilities within the right-of-way of Consumers Energy Parkway. Containing 0.78 acres, more or less, and being subject to restrictions, reservations, easements, rights-of-way, zoning, governmental regulations, and matters visible, if any, upon or affecting said lands.



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Job No. C-190057A | Sheet: 2 of 2

Scott O. Graham, P.S. 49107

DRAFT

Date: March 7, 2019

Scale: 1" = 200'

Drawn by: EJM

Field: JP BR MD

Checked: *SL*

Revised: