



AGENDA

CITY COUNCIL SPECIAL MEETING AND WORKSHOP

October 26, 2019

Mason City Hall, 2nd Floor Maple Room, 8 a.m.

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PEOPLE FROM THE FLOOR**
- 4. NEW BUSINESS: RESOLUTION 2019-27: AUTHORIZATION OF SALE OF 950 TEMPLE STREET PROPERTY**
- 5. WORKSHOP: BUILDING MASON'S HIGH-FUNCTIONING LEADERSHIP TEAM**
 - a. Welcome and Introductions
 - b. Introduction to Five Stages of Team Development
 - c. Forming
 - ✓ Who We Are and How We Work
 - ✓ Roles and Responsibilities
 - d. Storming
 - ✓ Conflict Hurts but Differing Opinions Help
 - ✓ A Model to Solve Problems
 - e. Norming
 - ✓ The Way We Do Business
 - f. Performing
 - ✓ Setting Expectations
 - ✓ Accountability
- 6. ADJOURNMENT**



Agenda Report: October 26, 2019 City Council Meeting

AGENDA ITEM:

Resolution 2019-27: Authorization of Sale of 950 Temple Street Property

RECOMMENDED ACTION

Approve Resolution 2019-27

HISTORY

The City Council approved a Purchase Agreement dated December 23, 2019, as amended, between Deena Parker and the City of Mason. The Purchaser has met all requirements of the Purchase Agreement to execute the warranty deed and transfer the property, except approval of the building permit, which requires the warranty deed to be held in escrow. The Title Company has determined that they will not be able to close unless we consider removing this contingency.

The delay to wait for the building permit approval may put the financing for the project at risk and there are other assurances in the agreement to ensure performance of the project. The City Attorney and City Manager recommend that City Council waive this portion of the agreement and move forward with the closing on the property. The proposed resolution authorizes the City Manager to execute all necessary documents to achieve this.

SUMMARY

Authority: Michigan Constitution, Article VII, section 26, requires city-owned real property must be sold at least fair market value. City Charter, Sec. 8.8 Purchase and Sale of Property requires sales in excess of ten thousand dollars be approved by City Council.

Urgency: The purchaser would like to close to ensure they can receive financing.

Relation to Other Actions: None

FISCAL IMPACT

Current/ Future Budgets: The City will receive the revenue from the purchase in this fiscal year and no longer be liable for the special assessment on this property. The investment in this property by the developer will increase the tax base and revenues for the City.

ADDITIONAL MATERIAL

Resolution 2019-17

Property Map

Introduced:
Second:

**CITY OF MASON
CITY COUNCIL RESOLUTION NO. 2019-27**

AUTHORIZATION OF SALE OF 950 TEMPLE STREET PROPERTY

October 26, 2019

WHEREAS, the City Council of the City of Mason approved the Purchase Agreement dated December 23, 2019, as amended, between Deena Parker (“Purchaser”) and the City of Mason; and

WHEREAS, the Purchaser has met all requirements of the Purchase Agreement to execute the warranty deed and transfer the property, except approval of the building permit, which requires the warranty deed to be held in escrow; and

WHEREAS, delaying the closing will put financing of the project in jeopardy and other assurances in the Purchase Agreement appropriately protect the City of Mason from non-performance.

NOW THEREFORE, BE IT RESOLVED, the City Council of the City of Mason hereby ratifies and approves the purchase agreement dated December 23, 2019, as amended, between Deena Parker and the City of Mason and hereby authorizes the city manager to sign and execute all documents required to close this transaction between the parties, including, without limitation, the warranty deed.

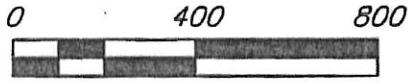
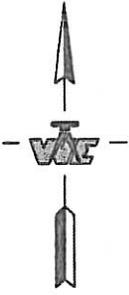
BE IT FINALLY RESOLVED, the City Council of the City of Mason hereby waives and relinquishes the requirement that the warranty deed be held in escrow with the Transnation Title company and hereby authorizes the title company to record the warranty deed immediately upon the closing of the sale pursuant to the terms of the purchase agreement dated December 23, 2019, as amended.

YES: ()
NO: ()
ABSENT: ()

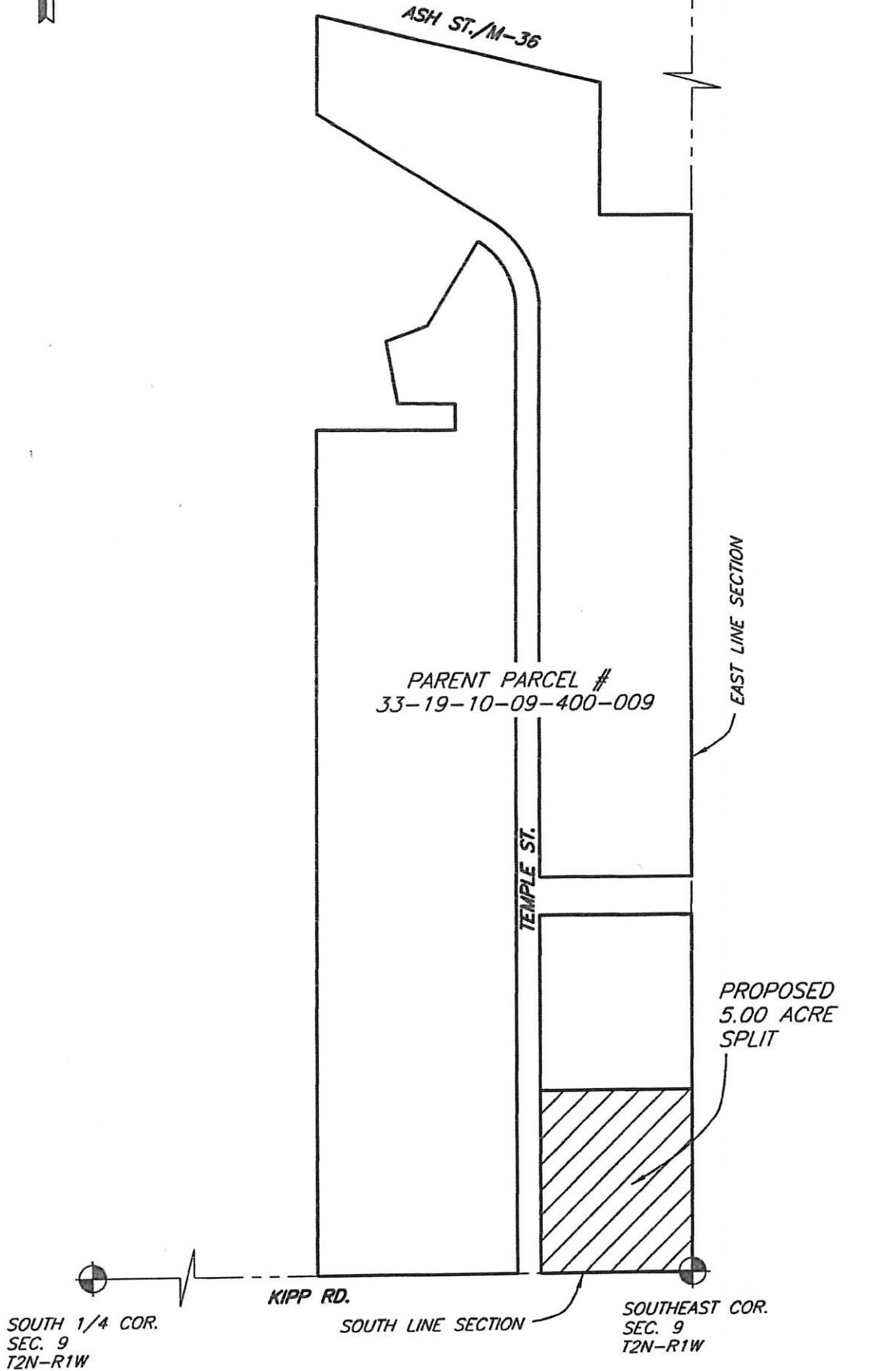
CLERK’S CERTIFICATION: I hereby certify that the foregoing is a true and accurate copy of a resolution adopted by the City Council at a meeting held Saturday, October 26, 2019, the original of which is part of the meeting minutes.

Sarah Jarvis, Clerk City of Mason
Ingham County, Michigan

CERTIFICATE OF SURVEY



EAST 1/4 COR.
SEC. 9
T2N-R1W



SOUTH 1/4 COR.
SEC. 9
T2N-R1W

KIPP RD.

SOUTH LINE SECTION

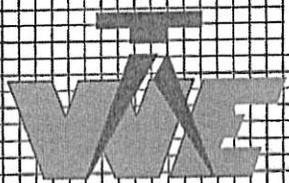
SOUTHEAST COR.
SEC. 9
T2N-R1W

PARENT PARCEL #
33-19-10-09-400-009

TEMPLE ST.

EAST LINE SECTION

PROPOSED
5.00 ACRE
SPLIT



WOLVERINE
Engineers & Surveyors, Inc.

312 North Street
Mason, Michigan 48854
Ph: 517-676-9200
Fx: 517-676-9396
<http://www.wolveng.com>

PART OF THE SOUTHEAST 1/4 OF
SECTION 9, T2N-R1W,
VEVAY TOWNSHIP,
INGHAM COUNTY, MICHIGAN

Scale: 1"=400'	Date: 10-16-19	SHT 2 OF 4
Drawn: MNV	Checked: DJB	Job: 19-0002