



## Legislation Details (With Text)

**File #:** 2022-112      **Version:** 1      **Name:**  
**Type:** Resolution      **Status:** New Business  
**File created:** 3/18/2022      **In control:** Board of Directors  
**On agenda:** 3/23/2022      **Final action:** 3/23/2022  
**Title:** Purchase of Vacant Land from Roneel Investment Company, LLC  
(New Ypsilanti Pump Station)  
**Sponsors:** Randal Brown  
**Indexes:** General Counsel  
**Code sections:**  
**Attachments:**

| Date      | Ver. | Action By          | Action                   | Result |
|-----------|------|--------------------|--------------------------|--------|
| 3/23/2022 | 1    | Board of Directors | Approved                 | Pass   |
| 3/23/2022 | 1    | Legal Committee    | Recommended for Approval | Pass   |

### **Purchase of Vacant Land from Roneel Investment Company, LLC (New Ypsilanti Pump Station)**

**Agenda of:** March 23, 2022  
**Item No.:** **2022-112**  
**Amount:** \$1,576 000.00 plus closing costs

**TO:** The Honorable  
Board of Directors  
Great Lakes Water Authority  
  
**FROM:** Suzanne R. Coffey, P.E.  
Interim Chief Executive Officer  
Great Lakes Water Authority

**DATE:** March 18, 2022

**RE: Purchase of Vacant Land from Roneel Investment Company, LLC (New Ypsilanti Pump Station)**

### MOTION

Upon recommendation and opinion of Randal M. Brown, General Counsel, the Board of Directors (Board) for the Great Lakes Water Authority (GLWA):

(1) approves the purchase of vacant land between GLWA and Roneel Investment Company,

LLC; and

(2) authorizes the Interim Chief Executive Officer to take such other action as may be necessary to accomplish the intent of this vote, including the execution of the Purchase Agreement.

### **JUSTIFICATION**

For replacing the existing Ypsilanti Pumping Station with a new Pump Station and potentially a future reservoir, GLWA needs to acquire vacant land near Willow Run Airport. Through its consultants, GLWA identified Wayne County Airport Authority land as the property acquisition option for the new pump station new location. The Board authorized GLWA paying \$900,000 (\$40,000/acre) for the 22.5 acres of vacant land. However, after engaging in due diligence, the consultants recommended that GLWA evaluate other properties. GLWA's General Counsel notified the Wayne County Airport Authority that based on GLWA's due diligence, GLWA was compelled to evaluate other parcels for the new Ypsilanti Pump Station and was pausing the transaction.

At the southeast corner of Beck and Tyler Roads, GLWA's consultants identified 31.52 acres of vacant land that would be suitable for a new Ypsilanti Pump Station. The purchase price is \$1,576,000.00 (\$50,000/acre). GLWA will be responsible for closing costs as well. Preliminary due diligence suggests that this parcel is more suitable for GLWA's needs.

### **BUDGET IMPACT**

There are sufficient funds allocated for the new Ypsilanti Pump Station in the CIP to acquire the vacant land.

### **COMMITTEE REVIEW**

This matter was presented to the Legal Committee on March 23, 2022. The Legal Committee unanimously recommended that the GLWA Board adopt the resolution as presented.

### **SHARED SERVICES IMPACT**

This request does not impact the Shared Services Agreement.