

CITY OF DEXTER
NOTICE OF PUBLIC HEARING
LAND SALE ORDINANCE – AVALON HOUSING

Notice is hereby given that the Dexter City Council will hold a public hearing on Tuesday, May 26, 2020 at 6:00 p.m. via the Zoom online meeting platform, for the purpose of hearing public comment regarding the proposed Land Sale Ordinance – Avalon Housing. The meeting access information is as follows:

Join Zoom Meeting

<https://zoom.us/j/97527065677>

Dial In

888 788 0099 US Toll-free

877 853 5247 US Toll-free

Meeting ID: 975 2706 5677 #

The full text of the proposed ordinance is as follows:

SECTION 1. Citation.

This Ordinance shall be known and cited as the City of Dexter Land Sale Ordinance – 7651

Dan Hoey Road.

SECTION 2. Preamble.

The City of Dexter (Dexter) owns approximately 1.72 acres of land located at 7651 Dan Hoey (Tax Parcel ID No. 08-08-07-100-054)(the Property), which is described as:

A parcel of land situated in the NE ¼ of Section 7, Town 2 South, Range 5 East, City of Dexter, Washtenaw County, Michigan, more particularly described as follows:

Commencing at the North ¼ corner of said Section 7; thence N 88° 51' 00" E 1324.71 feet along the North line of said Section 7; thence S 00° 45' 00" E 46.97 feet to a point on the South right of way line of Dan Hoey Road; thence S 89° 44' 49" E 247.43 feet along said South line of Dan Hoey Road to the Point of Beginning; thence continuing S 89° 44' 49" E 270.63 feet along said South line of Dan Hoey Road; thence S 00° 45' 00" E 276.71 feet; thence S 88° 51' 00" W 270.60 feet; thence N 00° 45' 00" W 283.34 feet to the Point of Beginning.

Under Ordinance #2019-05, the Dexter acknowledged that Avalon Housing, Inc. (Avalon) has offered to construct, own and operate a housing project identified as Hilltop View Apartments on the Property to serve qualifying lower income persons and families, and that Avalon or an affiliated entity has offered to pay Dexter on account of this housing project an annual service charge for public services, in lieu of all *ad valorem* property taxes. Dexter acknowledges that it is a proper public purpose of the State of Michigan and its political subdivisions to provide

housing for its lower-income persons and families and to encourage the development of such housing by collaborating with service organizations.

The Property is not a part of a park or cemetery, and Dexter conducted a public hearing, as required under Section 2-154(b) of the Dexter Ordinances. Dexter and Avalon entered in to an Agreement of Purchase and Sale, dated February 1, 2019, for the sale of the Property by Dexter to Avalon (the Agreement). Dexter now desires to close on the sale of the Property to Avalon Housing, Inc. (or its assignee, upon a valid assignment under the Agreement).

SECTION 3. Sale of Property.

Dexter is authorized to sell the Property to Avalon (or upon a valid assignment under the Agreement, to the assignee) for the consideration of one hundred eighty-seven thousand dollars (\$187,500.00)(minus applicable closing costs, according to the Agreement).

SECTION 4. Severability.

The various sections and provisions of this Ordinance shall be deemed to be severable, and should any section or provision of this Ordinance be declared by any court of competent jurisdiction to be unconstitutional or invalid, the same shall not affect the validity of this Ordinance as a whole or any section or provision of this Ordinance, other than the section or provision so declared to be unconstitutional or invalid.

SECTION 5. Inconsistent Ordinances.

All ordinances or parts of ordinances inconsistent or in conflict with the provisions of this Ordinance are repealed to the extent of such inconsistency or conflict.

SECTION 6. Effective Date.

This Ordinance shall become effective upon publication as provided in the City of Dexter Charter.

Interested parties are welcome to attend the public hearing and present their comments. Written comments regarding the draft ordinance should be submitted to the City Manager's Office at 8123 Main St., 2nd Floor, Dexter, MI 48130 or via email to cnicholls@dextermi.gov, and must be received no later than 5:00 p.m., Tuesday, May 26, 2020.

Sign language interpreter, or other assistance, may be provided upon request to the City Clerk, jbreyer@dextermi.gov, at least 72 hours in advance of the meeting. Minutes of all meetings are available on the City website, www.dextermi.gov.

**Please post in the Sun Times on May 13, 2020
Please send affidavit**