

DETROIT LIBRARY COMMISSION PROCEEDINGS

SPECIAL MEETING

February 1, 2018

1:30 P.M.

President Thomas called the Special Meeting of the Detroit Library Commission to order at 1:37 p.m.

Present: President Thomas, Commissioners Adams, Bellant, Inniss-Edwards, Gray, (Ex-Officio Taylor arrived at 1:50 p.m.)

 Administrative Staff: Mondowney, Brown, Johnson, Norfolk, Powell, Simmons

Present Also: Deborah Dorsey, Christina Ladson, Carolyn Mosley, Yvette Rice

Authorization to Accept the Revised Good Faith Offer to Sell 5813 Second Avenue to the Michigan Department of Transportation and to Execute the Sale

In preparation of the Second Avenue Bridge Reconstruction over I-94 in the City of Detroit, the Michigan Department of Transportation (MDOT), deemed it necessary to acquire the Detroit Public Library's property at 5813 Second Avenue. MDOT's original Good Faith Written Offer Letter, along with detailed documents about the property and the project was dated July 19, 2017.

MDOT's independent real estate appraiser determined the market value for the property to be \$35,300 and offered to pay the Library the full appraised market value. Peggy Young & Associates, Inc. was asked to appraise the property on behalf of the Library. Ms. Young estimated the "As Is" market value of the property to be \$42,000.

Legal counsel for the Library, Nicolas M. Morano (Dickinson-Wright), reviewed the documents and suggested a counteroffer purchase price of \$50,000 to account for expenses incurred by the DPL in having to evaluate the offer which included anticipated legal fees and the cost of the Library's appraisal.

Minutes were approved at the February 20, 2018 Commission Meeting

Attorney Morano's changes to the original Good Faith Offer were approved by MDOT's representative on October 19, 2017, and it reflected the \$50,000 settlement inclusive of all costs and fees. The revised "Good Faith" offer and summary of changes are attached.

Authorization is requested to accept the revised Good Faith Offer to sell 5813 Second Avenue to the Michigan Department of Transportation and execute the sale.

COMMISSION ACTION

Commissioner Bellant moved approval. Commissioner Gray supported. Commissioner Inniss-Edwards abstained. The motion carried.

NOTED

President Thomas and Commissioner Bellant thanked Mrs. Mondowney and the staff for their hard work in addressing this matter.

Mrs. Mondowney thanked Nicolas M. Morano (Dickinson-Wright), legal counsel for the Library, who also worked very hard addressing this matter.

The meeting was adjourned at 1:41 p.m.