



SPECIAL MEETING OF THE DOWAGIAC CITY COUNCIL

Municipal Building, 241 S. Front Street, Dowagiac, Michigan

Monday, December 16, 2014, 12:00 p.m.

AGENDA

CALL TO ORDER

-Mayor Donald D. Lyons

PLEDGE OF ALLEGIANCE TO THE FLAG

-Mayor Donald D. Lyons

ROLL CALL

-Mayor Donald D. Lyons
-Mayor Pro-Tem Leon Laylin
-Councilmember Charles Burling
-Councilmember James Dodd
-Councilmember Randall Gross, Sr.
-Councilmember Lori Hunt
-Councilmember Bob Schuur

RESOLUTIONS –

1. Resolution authorizing the purchase of the Borgess Lee Memorial Hospital medical building on South Front Street (14-160-100-109-00).

ADJOURNMENT –

Kevin P. Anderson
City Manager

Attachments

CITY OF DOWAGIAC

MEMO TO: Mayor Lyons and City Council Members

FROM: Kevin P. Anderson, City Manager

DATE: December 13, 2013

SUBJECT: Purchase of the Former Borgess Lee Medical Group Building on Front Street

This resolution will mark the final document necessary so that the development of the Front and Main Building on South Front Street can begin. All closing documents will be executed the week of December 16, 2013.

For many months the City has been working closely with Borgess and the Van Buren/Cass Health Department to make sure there are appropriate facilities for the improvement and expansion of health services for the Dowagiac area. This project will result in the following:

- Borgess will expand into space at the Donald Lyons Health Center that is currently occupied by the Cass County Health Department.
- The Health Department will expand their services and participate in the construction of a downtown professional office/services facility at the corner of Front and Main Street.
- The City will purchase the former Borgess medical building on South Front Street to facilitate the construction of a downtown professional services building. Funds from the sale will go to the Borgess Lee Foundation for purchase of equipment to serve the local hospital.
- The Health Department will expand and occupy the second floor of the building at Front and Main. The first floor will be white box space that will be available for lease. Public parking lots will be constructed as part of the project.

This resolution will authorize the real estate transaction between the City and Borgess Lee and should represent the last action Council needs to take before ground is broken on the project.

RECOMMENDATION

Approve the resolution authorizing the City Manager to execute all documents necessary to complete the purchase of the property on South Front Street.

Support Documents:

Cover Memo-City Mgr.
Resolution
Deeds

Councilmember _____ offered and moved the adoption of the following resolution; seconded by Councilmember _____.

WHEREAS, the City has actively pursued the ongoing redevelopment and economic vitality of downtown; and

WHEREAS, it is in the long-term best interest of the City and the downtown to acquire properties for future development as they become available and as the City has resources available; and

WHEREAS, the City needs property for the development of a professional office/retail building on Front and Main Street that will be developed in conjunction with the health department; and

WHEREAS, the City Manager has negotiated the purchase price of \$125,000 with the Lee Memorial Foundation and Borgess Lee; and

NOW, THEREFORE, BE IT RESOLVED that the City of Dowagiac, by the affirmative vote of its City Council, does hereby authorize the City Manager to execute all documents necessary to complete the purchase of property on South Front Street (parcel #14-160-100-109-00).

ADOPTED/REJECTED

WARRANTY DEED

The Grantor, **Lee Memorial Hospital, d/b/a Borgess-Lee Memorial Hospital**, a Michigan nonprofit corporation, whose address is 420 West High Street, Dowagiac, Michigan 49047, conveys and warrants to **Lee Memorial Foundation**, a Michigan nonprofit corporation, whose address is 420 West High Street, Dowagiac, Michigan 49047, the following described premises situated in the City of Dowagiac, Cass County, Michigan, to-wit:

Lots 167, 168 and 169, Original Plat of the Village (now City) of Dowagiac, according to the recorded Plat thereof.

Parcel #14-160-100-109-00.

Subject to easements, restrictions, limitations and conditions of record

For the sum of less than \$100.00. This Deed is exempt from transfer taxes pursuant to MCL 207.505(a); MCL 207.526(a).

Lee Memorial Hospital, d/b/a Borgess-Lee Memorial Hospital, a Michigan nonprofit corporation

By: Borgess Health Alliance, Inc.
Its: Sole Member

By: _____
J. Patrick Dyson
Its: Executive Vice President

Dated: _____, 2013

STATE OF MICHIGAN)
)ss.
COUNTY OF KALAMAZOO)

The foregoing instrument was acknowledged before me this ____ day of _____, 2013, by J. Patrick Dyson, as Executive Vice President of Borgess Health Alliance, Inc., the sole member of **Lee Memorial Hospital, d/b/a Borgess-Lee Memorial Hospital**, a Michigan nonprofit corporation.

Prepared by:
Cynthia P. Ortega
MILLER JOHNSON
100 West Michigan Avenue, Suite 200
Kalamazoo, Michigan 49007
(269) 226-2959

_____, Notary Public
_____, County, Michigan
My Commission Expires: _____
Acting in Kalamazoo County

QUIT-CLAIM DEED

The Grantor, **Lee Memorial Foundation**, a Michigan nonprofit corporation, whose address is 420 West High Street, Dowagiac, Michigan 49047, conveys to the **City of Dowagiac**, a municipal corporation, whose address is P.O. Box 430, Dowagiac, Michigan 49047, the following described premises situated in the City of Dowagiac, County of Cass, State of Michigan:

Lots 167, 168 and 169, Original Plat of the Village (now City) of Dowagiac, according to the recorded Plat thereof.

Parcel #14-160-100-109-00.

Subject to easements, restrictions, limitations and conditions of record

For the sum of \$125,000.00.

Dated: _____, 2013

Lee Memorial Foundation, a Michigan nonprofit corporation
By: Lee Memorial Hospital, Sole Member
By: Borgess Health Alliance, Inc., Sole Member

By: _____
J. Patrick Dyson, Executive Vice President

STATE OF MICHIGAN)
) SS.
COUNTY OF KALAMAZOO)

Sworn to and subscribed before me, the undersigned notary public, on _____, 2013, by J. Patrick Dyson, Executive Vice President of Borgess Health Alliance, Inc., Sole Member of Lee Memorial Hospital, Sole Member of **Lee Memorial Foundation**.

Notary Public
State of Michigan, County of _____
My commission expires: _____
Acting in Kalamazoo County

Drafted by and when recorded return to:
Cynthia Ortega
MILLER JOHNSON
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Kalamazoo MI 49007-3960
(269) 226-2959