



MEMORANDUM

TO: Douglas City Council

FROM: Lisa Nocerini, City Manager

DATE: July 21, 2025

RE: Sale of City-Owned Property at 86 W. Center Street to Worth Strategies, LLC

The City of the Village of Douglas has negotiated the sale of the City-owned property located at 86 W. Center Street, the Douglas City Hall building, to Worth Strategies, LLC, for a purchase price of \$625,000. The property was identified as surplus following the relocation of City Hall.

Key terms of the proposed sale include the following:

- At closing, the city will lease the building at no cost (\$0.00) through December 31, 2025, and will continue to maintain the facility during that time.
- A key component of this agreement is the including of a deed restriction prohibiting demolition of the structure due to its recognition as a historic building under a State of Michigan designation.

Recommended Motion:

Motion to adopt Resolution No. 22-2025, authorizing the sale of city-owned property located at 86 W. Center Street, Douglas, Michigan, to Worth Strategies, LLC, for the purchase price of \$625,000, including a no-cost lease until possession, and a deed restriction prohibiting demolition of the historic structure. The Mayor and City Clerk are authorized to execute all necessary documents.

CITY OF THE VILLAGE OF DOUGLAS

RESOLUTION NO. 22-2025

A RESOLUTION AUTHORIZING THE SALE OF CITY-OWNED PROPERTY LOCATED AT 86 W. CENTER STREET, DOUGLAS, MICHIGAN, TO WORTH STRATEGIES, LLC, INCLUDING LEASE TERMS, AND HISTORIC PRESERVATION CONDITIONS

WHEREAS, the City of the Village of Douglas (the "City") is the owner of real property located at 86 W. Center Street, Douglas, Michigan 49406, in Allegan County (the "Property"); and

WHEREAS, the City has negotiated a sale of the Property to Worth Strategies, LLC for the agreed-upon purchase price of Six Hundred Twenty-Five Thousand Dollars (\$625,000); and

WHEREAS, the City agrees to lease the building from the buyer at no cost (\$0.00) from the date of closing until December 31, 2025, and will continue to maintain the property during this lease period; and

WHEREAS, the buyer understands and agrees that a deed restriction will be placed on the property as a condition of sale, which prohibits demolition of the structure due to its designation as a State of Michigan historic building; and

WHEREAS, the City finds this arrangement to be in the best interest of the community by supporting downtown revitalization, promoting historic preservation, and ensuring productive use of public assets.

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of the Village of Douglas hereby approves the sale of the Property to Worth Strategies, LLC for the amount of \$625,000, including lease terms and the historic preservation terms described above and under further terms and conditions deemed appropriate by the City Manager and legal counsel; and

BE IT FURTHER RESOLVED, that the Mayor and City Clerk are authorized to execute all necessary documents and take all appropriate actions to effectuate the sale and implement the terms of the agreement; and

BE IT FURTHER RESOLVED, that the proceeds from the sale shall be used in accordance with City financial policies and designated allocations as determined by the City Council.

YEAS:

NAYS:

ABSENT:

ADOPTED this 21st day of July 2025.

CITY OF THE VILLAGE OF DOUGLAS

BY: _____
Cathy North, Mayor

BY: _____
Laura Kasper, City Clerk

CERTIFICATION

I, Laura Kasper, the duly appointed Clerk of the City of the Village of Douglas, do hereby certify that the foregoing is a true and complete copy of a Resolution adopted by the Douglas City Council at a regular meeting held on July 21, 2025, in compliance with the Open Meetings Act, Act No. 267 of the Public Acts of Michigan, 1976, as amended, the minutes of the meeting were kept and will be or have been made available as required by said Act.

CITY OF THE VILLAGE OF DOUGLAS

BY: _____
Laura Kasper, City Clerk