



MEMO

To: Douglas City Council

From: Lisa Nocerini, City Manager

RE: Approval of Restrictive Covenant Agreement for Sale of City Property

Date: August 18, 2025

The City is selling the property located at 86 W. Center Street (Douglas City Hall, formerly Dutcher's Lodge). Due to the building's historical significance, it is important to ensure its exterior character is preserved for future generations.

The attached Restrictive Covenant Agreement has been prepared by legal counsel to accompany the property sale. The agreement will be recorded with the deed to ensure the covenants and restrictions run with the land and bind future owners.

Key Provisions of the Agreement

1. No Demolition Without Consent
 - The building cannot be demolished without prior written consent from the City.
2. Preservation of Historical Appearance
 - Exterior changes must maintain the building's historical look, with materials and finishes of similar quality and visual character to existing conditions.
3. Binding Nature
 - These restrictions will run with the land and are enforceable only by the City.

The intent of these covenants is to preserve the historical visual appearance of the property as viewed from Center Street and Union Street, while allowing for reasonable upkeep and improvements consistent with its character.

The recommendation is that City Council approve the attached Restrictive Covenant Agreement and authorize the Mayor and City Clerk to execute the document on behalf of the City.

Suggested Motion:

Motion to approve the Restrictive Covenant Agreement to accompany the sale of the 86 W. Center Street, Douglas, Michigan 49406 (Tax Parcel Number 03-59-551-001-00) and authorize the Mayor and City Clerk to execute the agreement on behalf of the City.