



MEMO

TO: The Douglas City Council

FROM: Lisa Nocerini, City Manager

RE: Resolution Authorizing Sale of 47 W. Center Street

DATE: July 7, 2025

The City of the Village of Douglas has negotiated the sale of the City-owned property located at 47 W. Center Street, the Police Department building—to Ufuk Turan, for the purchase price of \$452,000. The property was identified as surplus following the relocation of the Police Department and is a key site for downtown redevelopment.

Key terms of the proposed sale include the following:

- A \$25,000 escrow agreement to ensure the buyer completes a viable redevelopment of the property within 18 months of the closing date.
- A no-cost lease to the buyer beginning at closing and continuing until the earlier of the buyer taking possession or the business becoming operational. The City will continue to maintain the building during this interim period.

This arrangement reflects the City's commitment to productive reuse of public assets and support for business development in the downtown corridor.

Recommended Motion: *Motion to adopt Resolution No. 20-2025, authorizing the sale of City-owned property at 47 W. Center Street to Ufuk Turan for \$452,000, including a \$25,000 redevelopment escrow, a no-cost lease until possession. The Mayor and City Clerk are authorized to execute all necessary documents.*

**CITY OF THE VILLAGE OF DOUGLAS
RESOLUTION NO. 20-2025**

**A RESOLUTION AUTHORIZING THE SALE OF CITY-OWNED PROPERTY LOCATED AT 47
W. CENTER STREET, DOUGLAS, MICHIGAN, TO UFUK TURAN, INCLUDING ESCROW
AND LEASE TERMS**

WHEREAS, the City of the Village of Douglas (the "City") is the owner of real property located at 47 W. Center Street, Douglas, Michigan 49406, in Allegan County (the "Property"); and

WHEREAS, the City has negotiated a sale of the Property to Ufuk Turan for the agreed-upon purchase price of Four Hundred Fifty-Two Thousand Dollars (\$452,000); and

WHEREAS, the terms of the sale shall include the establishment of a \$25,000 escrow agreement to ensure that the buyer commits to redeveloping the Property into a viable business operation within eighteen (18) months of the closing date; and

WHEREAS, the City agrees to lease the building to the buyer at no cost (\$0.00) from the date of closing until the earlier of the business becoming operational or the 18-month deadline, and will continue to maintain the property during this lease period; and

WHEREAS, the City finds this arrangement to be in the best interest of the community by supporting downtown revitalization 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 Ufuk Turan for the amount of \$452,000, subject to the escrow and lease 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 7th 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 7th, 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