



## CITY OF GROSSE POINTE WOODS

### MEMORANDUM

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**Date:** August 26, 2024

**To:** Mayor and City Council

**From:** Frank Schulte, City Administrator

**Subject:** Grosse Pointe Woods Bournemouth and Sunningdale Properties

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Recently, administration became aware of a parcel owned by the city after the homeowner at 1705 Bournemouth inquired about purchasing the parcel (see attachment). Historically, the Department of Public Works has maintained the grass cutting on a portion of the property. Over time, the surrounding neighbors at 19298, 19290, and 19282 Bournemouth as well as 19276 Raymond have encroached onto the property with fencing.

Administration reached out to the city's assessor to determine the parcel's value. The following are two options for this parcel:

1. Offer the current residents the opportunity to keep the land and split it into five lots, making the parcel unbuildable. In similar cases, the city assessor has typically valued this type of sale at \$1,000 per parcel to adjacent landowners, plus fees to cover the closing costs and survey. AEW has quoted \$7,800 to survey the parcel (see attachment). These costs would be split according to the area that was already encroached. The sale of this property would relieve the city of the burden of maintenance. In addition, the city would receive taxes on the land.
2. Sell the parcel as a single lot with an estimated value between \$60,000 and \$70,000.

Following a call from the homeowner at 1627 Sunningdale Park, who expressed interest in purchasing an easement to move the power lines from over his driveway, administration investigated the property (see attachments). At one time, this property was a dirt road that was vacated by the city in March 1975 due to maintenance issues and the surrounding residents' unwillingness to pay a special assessment to have it paved.

Administration believes that developing this vacant property into three parcels would be in the city's best interest. One parcel would face Sunningdale, the second would be in the middle of Sunningdale Park, and the final parcel would face Lochmoor (see attachment). As with the Bournemouth parcel, this sale would relieve the city of the burden of maintenance. In addition, the city would receive taxes on the land.

The city's assessor has estimated a value of \$250,000 for each parcel. The city attorney recommends a bid process for the sale of the parcels with a condition that homes be built within two years. AEW has quoted \$7,800 to survey this parcel as well.



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I recommend that city council approve administration to have AEW survey both parcels at a cost not to exceed \$15,600 and sell the properties through a bid process once the surveys are completed and a sale price for each parcel has been determined. This is not a budgeted item, however, funds are available in account #101-000-283.000 to have the surveys conducted.

#### Fund Certification:

I hereby certify that unencumbered funds are available for the above purchase, and that the account number has been verified.

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Treasurer/Comptroller Signature

#### APPROVED FOR COUNCIL CONSIDERATION:

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City Administrator Signature



Attachments



# Untitled Map

Write a description for your map.

## Legend

-  1705 Bournemouth Rd
-  City ROW





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# Untitled Map

Write a description for your map.

## Legend

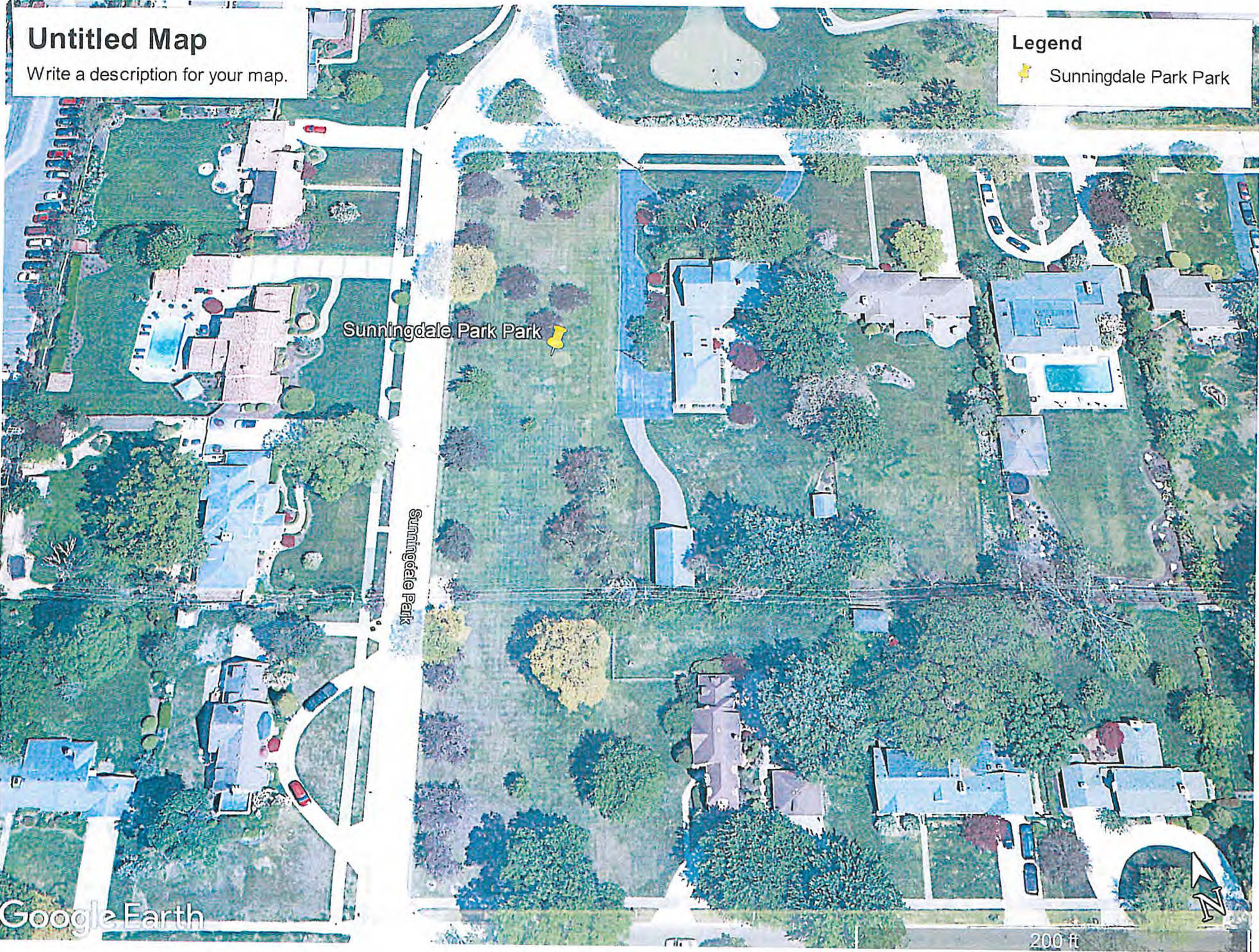
 Sunningdale Park Park

Sunningdale Park Park 

Sunningdale Park

Google Earth

200 ft





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## Frank Schulte

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**From:** Ross Wilberding <rwilberding@awinc.com>  
**Sent:** Monday, August 5, 2024 1:28 PM  
**To:** Frank Schulte  
**Cc:** Susan Como; Mike Truax; Scott Lockwood  
**Subject:** RE: GPW Property's

**CAUTION: This email originated from outside of the organization. DO NOT click links, open attachments or reply to this message unless you recognize the sender and know the content is safe:**

Hi Frank,

The cost per parcel for the survey as requested would be \$7,800 (or \$15,600 total) which would include boundary and partial topo survey, drafting, and drafting of certificate of survey.

Follow up work to assist with vacating, would be billed separately (may not be necessary). Hope this helps, let me know if you have any questions.

Best,

**Ross Wilberding, PE**  
**Project Manager**

51301 Schoenherr Road, Shelby Twp., MI 48315  
Phone: 586-726-1234  
Email: [wilberding@awinc.com](mailto:rwilberding@awinc.com)



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**From:** Frank Schulte <fschulte@gpwmi.us>  
**Sent:** Thursday, August 1, 2024 2:12 PM  
**To:** Ross Wilberding <rwilberding@awinc.com>  
**Cc:** Susan Como <SComo@gpwmi.us>  
**Subject:** Re: GPW Property's

CAUTION: External Email

Thanks, Ross.

Frank Schulte  
City Administrator  
City of Grosse Pointe Woods  
20025 Mack Plaza Dr.  
Grosse Pointe Woods, MI 48236