

LENAWEE COUNTY ADMINISTRATOR'S OFFICE

WILLIAM R. BACON
County Administrator
301 N. Main Street
Adrian, MI 49221



Telephone: (517) 264-4508
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A G E N D A

**CRIMINAL JUSTICE COMMITTEE
THURSDAY, MAY 4, 1995 - 9:30 A.M.
COMMISSIONER'S COMMITTEE ROOM**

- 1) *Approve minutes of April 6, 1995 meeting*
- 2) *Sheriff's Department report*
- 3) *Review law enforcement liability insurance policy*
- 4) *Discuss Friend of the Court and Circuit Court concerns*
- 5) *Other business*
- 6) *Adjournment*

WRB/tjm

**SHERIFF'S PORTION
PUBLIC SAFETY SECTION
CRIMINAL JUSTICE COMMITTEE
MAY 4, 1995**

- A. POLC - Supervisory/Status

- B. Proposed Radio System

- C. Law Enforcement Liability Policy

- D. Chaplain Report
 - 1. 625 - 1994 (July - December)

 - 2. 484.75 hours through April - total 1,009.75 hours

- E. Capital Expense Account
 - 1. Books, badges, locks, Reserves

- F. County Buildings/Security

- G. Personnel
 - 1. Deputy Cadwallader
 - 2. Deputy Holtz
 - 3. Deputy Welsh
 - 4. Deputy Oram
 - 5. Dispatch Position

H. Jail - Month of April

334 Admissions 284 Males 50 Females
High Count - 179 Low Count - 148
Average Daily Count - 164

I Miscellaneous

J. Adjourn



Gil Henry & Associates, Inc.

PROFESSIONAL REAL ESTATE AND APPRAISAL SERVICE

201 WEST MAUMEE STREET

ADRIAN, MICHIGAN 49221

PHONE (517) 263-8971

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May 2, 1995

Lenawee County Site Selection Committee
Lenawee County Commissioners

Commissioners:

In order to keep you informed, I am providing the following information regarding the proposed sites which were discussed at our previous meetings of April 10 and April 25. I will discuss each of the sites individually in brief form.

LENAWEE COUNTY DRIVE-IN SITE

Mr. Palmer provided me that he had sold the 100' lot which joined to Treat Street. The sale is pending closing to John Harvey, who owns the corner. It does leave an estimated 9.7 acres in the event the sale were made on the former drive-in site to the County. At the present time there is an option pending on the entire parcel from a firm out of Milwaukee, who states they have potential for development of the property. At the present time it is doubtful that this option will reach consummation point to a sale.

I talked with Harley Westfall, who has an estimated 37 acres of land. He stated he would sell the entire parcel at \$12,000.00 per acre. He may consider selling a ten or fifteen acre parcel. He does not wish to sell frontage only. However any sale made would be in a strip from Treat Road in a straight west angle.

The property contiguous west of the drive-in site, known as the Jardine Property, may be available. Mrs. Jardine claims to have an offer on the property of \$110,000.00. I assume that ties to the Milwaukee group.

Mathematically 9.7 acres can be obtained for \$175,000.00; the Jardine 2 acre property for \$110,000.00; the Westfall 10 acre property for \$120,000.00; for a total site of 21.7 acres and a total estimated cost of \$405,000.00. Sewer

and water are reasonably obtainable to this site. It would have access to US-223 and Treat Road. As far as I can determine the site is reasonably clean with exception of the standing building structure of concrete and block and perhaps some buried wiring to speaker posts.

R.W. NICHOLS SITE, 25 ACRES FRONTING THE LIMITED ACCESS HIGHWAY 223

After a due diligence of time spent researching this property it is my opinion that if an access were granted by the State to US-223, it would only allow for entry from the north and exit to the south. Additional purchase of property to allow that the Sheriff Department could enter and exit either Highway 34, Sand Creek Highway, or US-223 north of the building site would be at an extreme cost to acquire the right of ways as well as the possible cost of \$100,000.00 just to place a state highway curb cut with paved entry strips and exit strips along the highway. The estimated cost of the land of \$250,000.00 plus all other costs prior to obtaining a permit leaves this site in doubt.

BALES\KUHLMAN SITE, MAPLE AVENUE

I discussed the site with Merrill Bales who informed me that he doubted the ability of his land parcel to be a reasonable building site, as it was filled with concrete, some stumps, and roadbeds, none of which were a contaminating situation but not supportive for building foundations. The cost to remove and rebuild the land with pilings for foundations would place this site on an ultra high cost for construction, let along the cost of acquiring. I have not talked with Kuhlman Concrete owners, as I realize with the construction of new industries in the area it would be difficult to move them in a rapid fashion during the next two or three years and they would no doubt look at the situation with all new equipment.

After demolition of their facility, it is doubted there is any contaminated areas, however, an immense amount of concrete would have to be buried or removed. It is doubtful that a reasonable cost exists for the County to purchase this property, rehabilitate it, and utilize it. It is my opinion it would be more reasonable to purchase the contiguous property next to the courthouse than to meet all the requirements that this particular site would require for construction. In the event the County required a site for parking then it may be more logical to look again at this site.

JACK MANDERS PROPERTY, 25 ACRES, NORTH ADRIAN HIGHWAY

This site, situated on the northeastern border of the City of Adrian, has an estimated 20 acres of buildable land along with a one story residence which has an estimated value without land of \$100,000.00. The owner will sell the property for \$450,000.00.

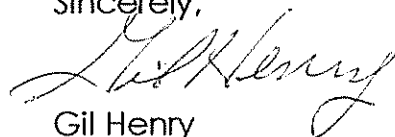
The property is presently listed for sale through the firm, Abraham Linehan. Mr. Abraham stated that the owners would like a six month occupancy. I asked if they were willing to pay rent for that period or if they might be adjustable in the price. As well, if the owners had rights to remove any of the buildings or building improvements would they concede in price. Mr. Abraham stated that this might be possible. He believed that if an offer were written with concessions stated, he would present the offer and provide back to us the best possible terms acceptable to the sellers. There are several methods to write this offer should this be the desire of the group. I will explain the various methods at your request. This site does offer 600' of frontage, has easy access, and has sewer and water available.

PARR HIGHWAY

This site, situated across from the Regional State Prison and owned by the State of Michigan, has thus far been a dead end for me. The Department of Management and Budget reports that the State is not interested in selling this site. Through the efforts of Senators and Representatives perhaps a change of mind would exist but the prison system really doesn't want to part with it as it had advantages for them. This concludes my report to date. Hopefully, it is of aid to you.

I have not worked at all on any of the contiguous site area to the courthouse. It appears to me there is a willingness in the community to sell the properties, however, each of the owners is desirous of ample dollars which are not totally established. If it is you wish I will discuss with each of the owners what their initial thoughts are in terms of money and time.

Sincerely,

A handwritten signature in cursive script, appearing to read "Gil Henry".

Gil Henry

GH:jr

MINUTES
SITE SELECTION COMMITTEE
THURSDAY, MAY 4, 1995 - 11:30 A.M.
COMMISSIONER'S COMMITTEE ROOM

Present: Commissioners Neill, Lockwood, Gould and Eisenmann

Also Present: Commissioner Tuckerman, Sheriff Germond, Merlin Mowery, Dennis Pelham, Mike Clement, Gil Henry and Bill Bacon

I. Review Options for New Jail Site

Motion by Lockwood, supported by Eisenmann to go into executive session for the purpose of discussing the possible acquisition of property. Yea (4); Lockwood, Neill, Eisenmann and Gould. Nay (0). Motion carried.

Motion by Lockwood, supported by Gould to go out of executive session at 1:05 P.M. Motion carried.

II. Recess

Motion by Eisenmann, supported by Lockwood to recess to the call of the chair. Motion carried.

WRB/tjm

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**SITE SELECTION COMMITTEE
THURSDAY, MAY 4, 1995 -- 11:30 A.M.
COMMISSIONER'S COMMITTEE ROOM**

- 1) *Approve minutes of April 10 and 25, 1995 meetings*
- 2) *Review options for new jail site*
- 3) *Other business*
- 4) *Adjournment*

WRB/tjm