



2800 Watkins Lake Road • Bldg 97W
Waterford, MI 48328-1917
248-858-0906 • 1-888-OC PARKS
OaklandCountyParks.com

January 17, 2025

Chancellor Peter M. Provenzano, Jr.
Board of Trustees Chairperson Pamela Jackson
Oakland Community College
2900 Featherstone Road
Auburn Hills, MI 48326

Dear Chancellor Provenzano and Chairperson Jackson,

Please accept this letter as a formal offer by the Oakland County Parks and Recreation Commission to purchase property owned by Oakland Community College at your Highland Lakes Campus.

Offer and Terms:

- A. **Property Area:** 91.4 acres, encompassing the entirety of the campus property located to the north of the land subject to the Purchase Agreement between Waterford Township and Oakland Community College, including: 16.5 acres of parcel # 13-31-401-001; 70.9 acres of parcel # 13-31-200-002; and 4 acres of parcel # 13-31-200-004.
- B. **Purchase Price:** \$2,376,400.00, based on an average of \$26,000.00 per acre contained in the May 1, 2024 market study conducted by Integra Realty Resources attached.
- C. **Expiration:** This offer will expire on March 31, 2025, unless the parties mutually agree to extend this period for the purpose of finalizing the terms of a purchase agreement.

Should this offer be unacceptable to the Board of Trustees, the Oakland County Parks and Recreation Commission makes the below alternative offer to acquire a portion of campus property that encompassed areas currently demarcated as the “Luellen Woughter Nature Preserve” and sufficient infrastructure to provide public access to this property.

Alternative Offer and Terms:

- A. **Property Area:** 50-acres of parcel # 13-31-200-002 designated as Section B in the attached map, encompassing the majority of the area demarcated as the Luellen Woughter Nature Reserve on multiple signs located throughout the property, the adjacent parking lot, and an easement to ensure public roadway access to Hospital Road.
- B. **Purchase Price:** \$1,300,000.00 in accordance with the market study described above.
- C. **Expiration:** This offer will expire on March 31, 2025, unless the parties mutually agree to extend this period for the purpose of finalizing the terms of a purchase agreement.

Oakland County Parks and Recreation Commission

Ebony Bagley - Chair, J. David VanderVeen - Vice Chair, Andrea LaFontaine - Secretary
Lola Banks, Ann Erickson Gault, Christine Long, Jim Nash,
Nancy L. Quarles, Yolanda Smith Charles, Shanell Weatherspoon
Chris Ward - Parks Director



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The Oakland County Parks and Recreation Commission intends to utilize these properties for public recreational and conservation purposes.

Thank you for your consideration. If either of these offers are acceptable to the Board of Trustees, please notify me in writing to begin the process of negotiating the terms of a mutually acceptable purchase agreement.

Respectfully,

A handwritten signature in black ink, appearing to read "Chris Ward".

Chris Ward
Director, Oakland County Parks

Attachments:

- a. Property Acquisition Map
- b. 5/1/24 Letter from Integra Realty Resources
- c. 6/4/24 Letter and Natural Features Assessment from Six Rivers Land Conservancy

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