

PROPOSAL: Donation of Real Estate to the City of Kalamazoo

Background

Western Michigan University owns property at 110 W. Cork Street in the City of Kalamazoo. The City of Kalamazoo is planning the Cork Street Improvement Project and has a need for a small strip of property of Western's in order to facilitate construction. The strip of land is approximately 2.5 feet by 48 feet, amounting to 126.73 square feet. This donation would in no way interfere with Western's use of its property, which currently houses the WMU Adult Wellness Program and Senior Day Services, and there is no future need for the property at issue in the donation. The quit claim deed has been reviewed by the Office of General Counsel, the Office of Government Relations and the Office of Business and Finance. Although the estimated value of the property is approximately \$300, the administrative costs involved in paying and receiving such a small amount would be in excess of that amount, making donation the preferred method of transfer.

Recommended Action

It is recommended that the Board of Trustees approve the donation of 126.73 square feet of Western's property at 110 W. Cork Street in the City of Kalamazoo as requested by the City of Kalamazoo and that the administration be authorized to execute and file all documents required to perfect the transfer.

Quit Claim Deed

The Grantor(s) Board of Trustees of Western Michigan University, a Michigan constitutional body corporate,
whose address is Siebert Administration Building, 1903 W. Michigan Avenue, Kalamazoo, MI 49008-5200
quit claims to City of Kalamazoo, a Michigan municipal corporation
whose address is 241 West South Street, Kalamazoo, Michigan 49007

SEE ATTACHED BOUNDARY SURVEY FOR LAND DIVISION DATED JANUARY 26, 2026
CONTAINING 126.73 SQUARE FEET

If the land being conveyed is platted, the following is deemed to be included: 1) This property may be located within the vicinity of farmland or a farm operation. Generally accepted agricultural and management practices which may generate noise, dust, odors, and other associated conditions may be used and are protected by the Michigan right to farm act. and 2) The grantor grants to the grantee the right to make __ 0 __ division(s).

for the sum of LESS THAN ONE HUNDRED DOLLARS AND 00/100'S.

Subject to easements and building and use restrictions of record.

Dated this _____ day of _____, 2026.

Board of Trustees of Western Michigan University, a Michigan constitutional body corporate:

Signature: _____
By:
Title:

STATE OF MICHIGAN

COUNTY OF KALAMAZOO

The foregoing instrument was acknowledged before me this _____ day of _____ 2026.

Signature: _____
Printed: _____, Notary Public
Residing In: _____ County
My commission expires:
Acting In: _____ County

BOUNDARY SURVEY FOR LAND DIVISION **IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH,** **RANGE 11 WEST, CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN**

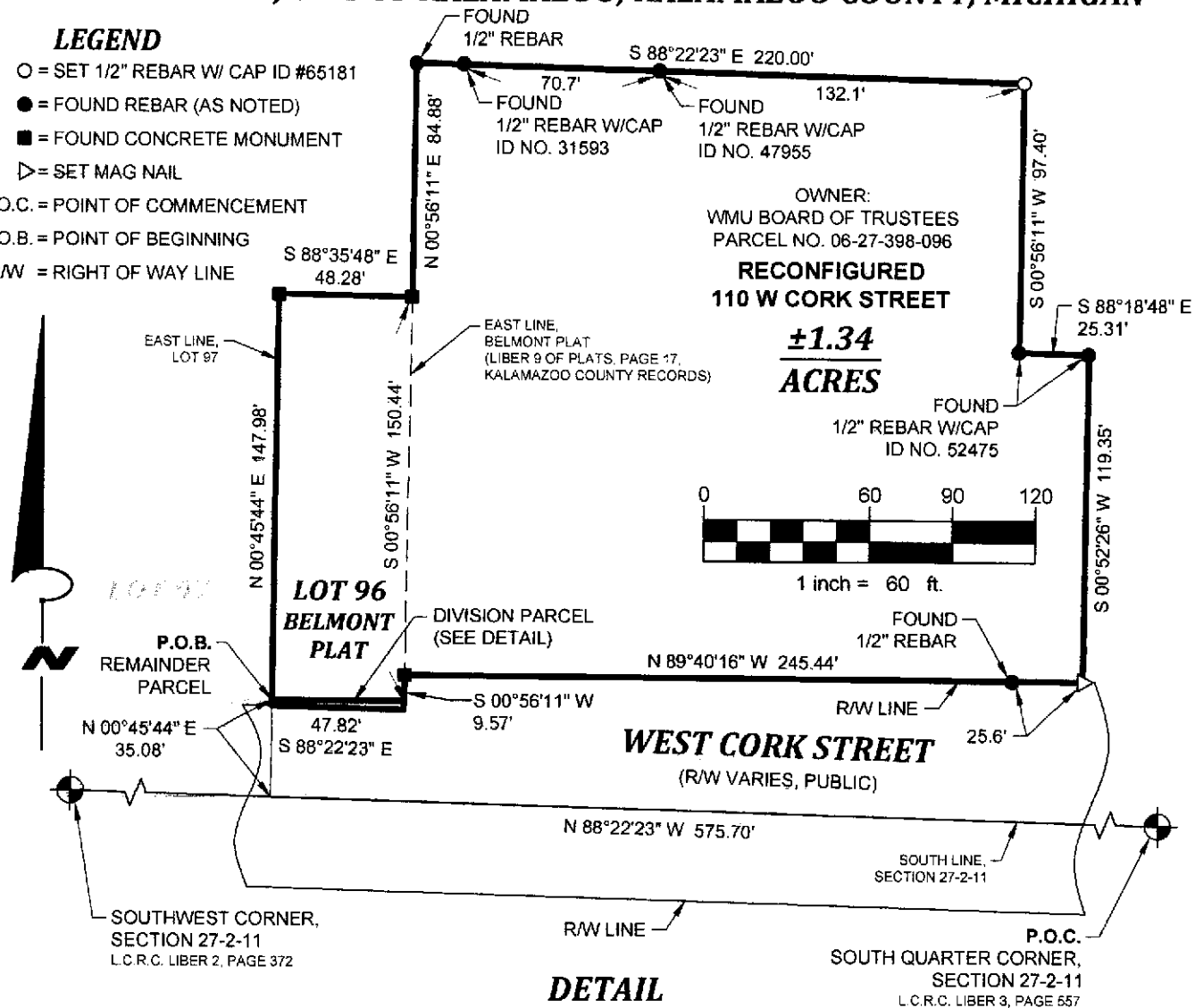
LEGEND

- O = SET 1/2" REBAR W/ CAP ID #65181
- = FOUND REBAR (AS NOTED)
- = FOUND CONCRETE MONUMENT
- ▷ = SET MAG NAIL

P.O.C. = POINT OF COMMENCEMENT

P.O.B. = POINT OF BEGINNING

R/W = RIGHT OF WAY LINE



CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN

SECTION 27, T 2 S, R 11 W

BOUNDARY SURVEY FOR LAND DIVISION
IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH,
RANGE 11 WEST, CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN

LEGAL DESCRIPTION OF DIVISION PARCEL:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWN 2 SOUTH, RANGE 11 WEST, CITY OF KALAMAZOO, KALAMAZOO COUNTY, STATE OF MICHIGAN, BEING DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 27; THENCE NORTH 88° 22' 23" WEST ON THE SOUTH LINE OF SAID SECTION 27 A DISTANCE OF 575.70 FEET TO THE EAST LINE OF LOT 97 EXTENDED OF BELMONT PLAT OF THE PLAT THEREOF AS RECORDED IN LIBER 9 OF PLATS, PAGE 17, OF THE KALAMAZOO COUNTY RECORDS; THENCE NORTH 00° 45' 44" EAST ON SAID EAST LINE 33.00 TO THE SOUTH RIGHT OF WAY LINE OF WEST CORK STREET AND THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUING NORTH 00° 45' 44" EAST ON SAID EAST LOT LINE 2.08 FEET; THENCE SOUTH 89° 43' 51" EAST 47.83 FEET TO THE EAST LINE OF LOT 96 OF SAID PLAT; THENCE SOUTH 00° 56' 11" WEST ON SAID EAST LINE 3.22 FEET TO SAID RIGHT OF WAY LINE; THENCE NORTH 88° 22' 23" WEST ON SAID RIGHT OF WAY LINE 47.82 FEET TO THE POINT OF BEGINNING.
CONTAINING 126.73 SQ. FT. MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD, OR OTHERWISE.

SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED, OR DEEDED FOR STREET, ROAD, OR HIGHWAY PURPOSES.

BEARINGS ARE BASED ON THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, INTERNATIONAL FEET.

THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING IN MICHIGAN.

THIS SURVEY COMPLIES WITH THE REQUIREMENTS OF SECTION 3, P.A. 132 OF 1970, AS AMENDED.

LEGAL DESCRIPTION (RECONFIGURED 110 W CORK STREET):

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 27, TOWN 2 SOUTH, RANGE 11 WEST, CITY OF KALAMAZOO, KALAMAZOO COUNTY, STATE OF MICHIGAN, BEING DESCRIBED AS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 27; THENCE NORTH 88° 22' 23" WEST ON THE SOUTH LINE OF SAID SECTION 27 A DISTANCE OF 575.70 FEET TO THE EAST LINE OF LOT 97 EXTENDED OF BELMONT PLAT OF THE PLAT THEREOF AS RECORDED IN LIBER 9 OF PLATS, PAGE 17, OF THE KALAMAZOO COUNTY RECORDS; THENCE NORTH 00° 45' 44" EAST ON SAID EAST LINE 35.08 TO THE POINT OF BEGINNING OF THE LAND HEREIN DESCRIBED; THENCE CONTINUING NORTH 00° 45' 44" EAST ON SAID EAST LOT LINE 147.98 FEET TO THE NORTH LINE OF LOT 96 OF SAID PLAT; THENCE SOUTH 88° 35' 48" EAST ON SAID NORTH LINE 48.28 FEET TO THE EAST LINE OF SAID PLAT; THENCE NORTH 00° 56' 11" EAST ON SAID EAST LINE 84.88 FEET; THENCE SOUTH 88° 22' 23" EAST PARALLEL WITH THE SOUTH LINE OF SAID SECTION 27 A DISTANCE OF 220.00 FEET; THENCE SOUTH 00° 56' 11" WEST PARALLEL WITH THE EAST LINE OF SAID PLAT 97.40 FEET; THENCE SOUTH 88° 18' 48" EAST 25.31 FEET; THENCE SOUTH 00° 52' 26" WEST 119.35 FEET TO THE NORTH RIGHT OF WAY LINE OF EAST CORK STREET; THENCE NORTH 89° 40' 16" WEST ON SAID RIGHT OF WAY LINE 245.44 FEET TO THE EAST LINE OF SAID PLAT; THENCE SOUTH 00° 56' 11" WEST ON SAID EAST LINE 9.57 FEET; THENCE NORTH 88° 22' 23" WEST 47.82 FEET TO THE POINT OF BEGINNING.
CONTAINING 1.34 ACRES. MORE OR LESS.

SUBJECT TO ANY AND ALL EASEMENTS AND RESTRICTIONS OF RECORD, OR OTHERWISE.

SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED IN A FULL AND ACCURATE TITLE SEARCH.

SUBJECT TO THE RIGHTS OF THE PUBLIC AND OF ANY GOVERNMENTAL UNIT IN ANY PART THEREOF TAKEN, USED, OR DEEDED FOR STREET, ROAD, OR HIGHWAY PURPOSES.

BEARINGS ARE BASED ON THE MICHIGAN STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, INTERNATIONAL FEET.

THE RELATIVE POSITIONAL PRECISION OF EACH CORNER IS WITHIN THE LIMITS ACCEPTED BY THE PRACTICE OF PROFESSIONAL SURVEYING IN MICHIGAN.

THIS SURVEY COMPLIES WITH THE REQUIREMENTS OF SECTION 3, P.A. 132 OF 1970, AS AMENDED.

THIS SURVEY IS INTENDED TO SUPERSEDE THE PREVIOUS SURVEY DRAWING RECORDED ON 02/05/2026.



WRITTEN OFFER LETTER

Owners: Board of Trustees of Western Michigan University, a Michigan constitutional body corporate
Seibert Administration Building
1903 W. Michigan Avenue
Kalamazoo, MI 49008

Re: City of Kalamazoo
Cork Street Improvements

Subject Property: ID# 06-27-398-096
110 W. Cork Street
Kalamazoo, MI 49001

Dear WMU Land Department:

The City of Kalamazoo, (The City) has determined it necessary to obtain 126.73-total square feet Boundary Line Adjustment/Fee Purchase on the subject property stated above for the Cork Street Improvements Project, (see the attached plan page for the location of the access limits).

In accordance with State laws and Federal regulations governing acquisition of any property by the City, this is the City's Written Offer to obtain the Permanent Easement.

A Market Study was used to determine the compensation of the Boundary Line Adjustment for a total amount of \$312.00. The City is willing to pay the full market value as outlined in state and federal guidelines and the Uniform Condemnation Procedures Act (UPCA), MCL.13.51(i).

The City's Written Offer is based on the facts known at this time, along with the condition of the property as of the date of this offer. If we missed anything, please let us know so we may review it to see if an adjustment is necessary.

The Written Offer for the property includes all individuals and entities that may have an interest in the subject property. If payment is to be made, the title holder as shown on the deed shall receive the payment, unless otherwise agreed upon.

Please note that as part of this offer, the City reserves the right to bring federal or state cost recovery actions against you (the present owners) and /or any other potentially responsible parties relating to any release of hazardous substances on the property.

If you agree and are willing to accept the City's offer, please sign all documents and return them to your agent. If you have any questions, please contact an agent below.

Thank you for consideration of our Written Offer, and for your cooperation with the Cork Street Improvements Project.

Sincerely,

Gail Morton

Gail Morton, SR/WA
Project Manager
269-250-1574
gmorton@metroca.net

Tim Eubanks

Tim Eubanks
Asst. Project Manager
734-404-4291
teubanks@metroca.net

Robb Breen

Robb Breen
Sr. Right of Way Agent
616-202-8974
rbreen@metroca.net

VALUATION STATEMENT

#4

Property Owner(s): Board of Trustees of Western Michigan University, a Michigan constitutional body corporate

Mailing Address: WMU Board of Trustees
Seibert Administration Building
1903 W. Michigan Ave.
Kalamazoo, MI 49008

Subject Property: ID# 06-27-398-096
110 W. Cork Street
Kalamazoo, MI 49001

Area to be acquired: 126.73 – total square feet Boundary Line Adjustment/Fee
Purchase

Price per square foot	x	\$ 2.46	(\$107,158 per Acre)
	=	\$312.00	Boundary Line Adjustment

Total Just Compensation Per Analysis \$312.00

Total Compensation Paid to Landowner \$ 00.00 **VOLANTARY DONATION**

ADDITIONAL INFORMATION:

City of Kalamazoo – Cork Street Improvements

The values above are based upon a Market Study dated August 12, 2025, then rounded up to the whole dollar.

Board of Trustees of Western Michigan University, a Michigan constitutional body corporate:

By: Janice Van Der Kley
Title: Treasurer and Vice President for Business
and Finance

Date: _____

JOB NUMBER: MCA #1039-25-13690 City of Kalamazoo – Cork Street Improvements	PARCEL ID NO: ID# 06-27-398-096	NAME: WMU
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DONATION

to

LOCAL PUBLIC AGENCY (LPA)

This information is required by the LPA in order for a property owner to donate property.

PROPERTY OWNER: Board of Trustees of Western Michigan University, a Michigan constitutional body corporate

MAILING ADDRESS: Siebert Administration Building
1903 W. Michigan Ave., Kalamazoo, MI 49008

SUBJECT TAX ID NO.: 06-27-398-096

SUBJECT ADDRESS: 110 W. Cork Street, Kalamazoo, MI 49001

Just Compensation determined by: ☐ Waiver Valuation
☐ Assessor's Report
☐ Not determined (Participating Governmental Entity)

Rights to be acquired: \$312.00

Boundary Line Adjustment

\$312.00

TOTAL JUST COMPENSATION WAIVED

The undersigned owner(s) of the subject property identified above agrees with the following statements:

- I/We have been informed and fully understand that I/we have the right to receive just compensation for the subject property.
- I/We have been informed and fully understand that by signing this document, I/we are agreeing to donate the subject property in lieu of just compensation.
- I/We agree that the decision to donate the subject property was made without undue influences or coercive action of any nature.
- I/We will execute the necessary instrument of conveyance upon presentation by agents or representatives of the Agency.

☐ Participating Government Entity Donation	The authorized individual signing on behalf of the participating governmental entity understands in addition to the above statements, that the entity has the right to a valuation/appraisal and the right to accompany the appraiser if an appraisal is warranted. The entity is electing to: ☐ Donate the property and waive the right to a valuation/appraisal. ☐ Donate the property, however, requests a valuation/appraisal be completed by Agency.
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Board of Trustees of Western Michigan University, a Michigan constitutional body corporate

By: Janice Van Der Kley
Title: Treasurer and Vice President for Business

Date

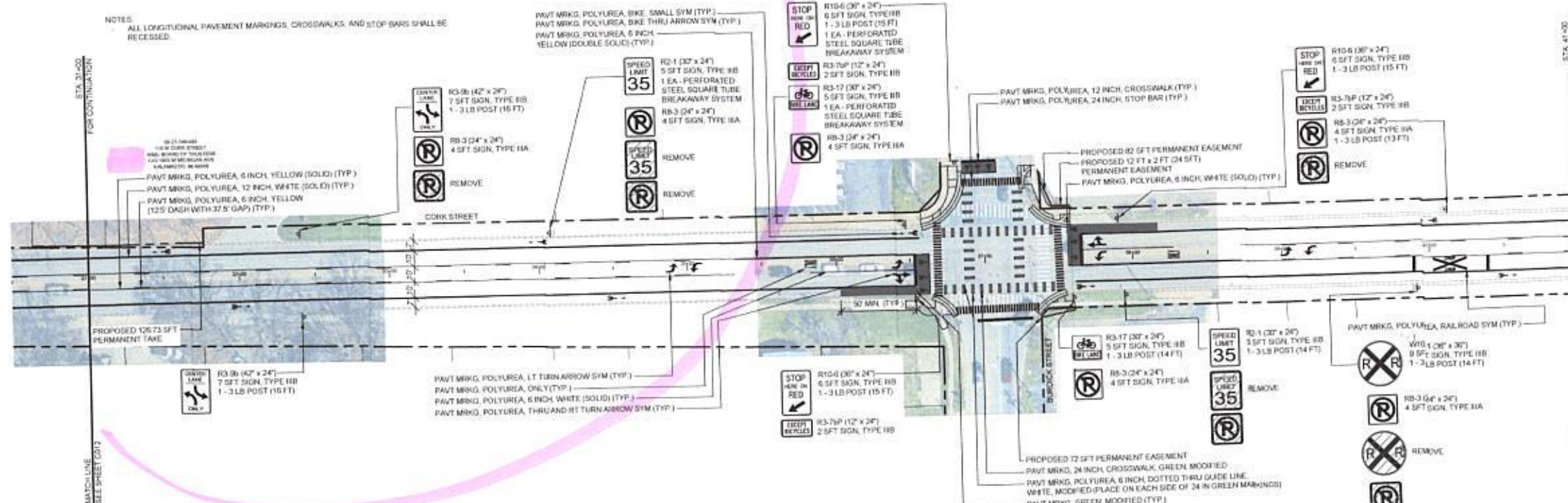
City of Kalamazoo:

By:
Title:

Date

JOB: City of Kalamazoo – Cork St. Improvements Project

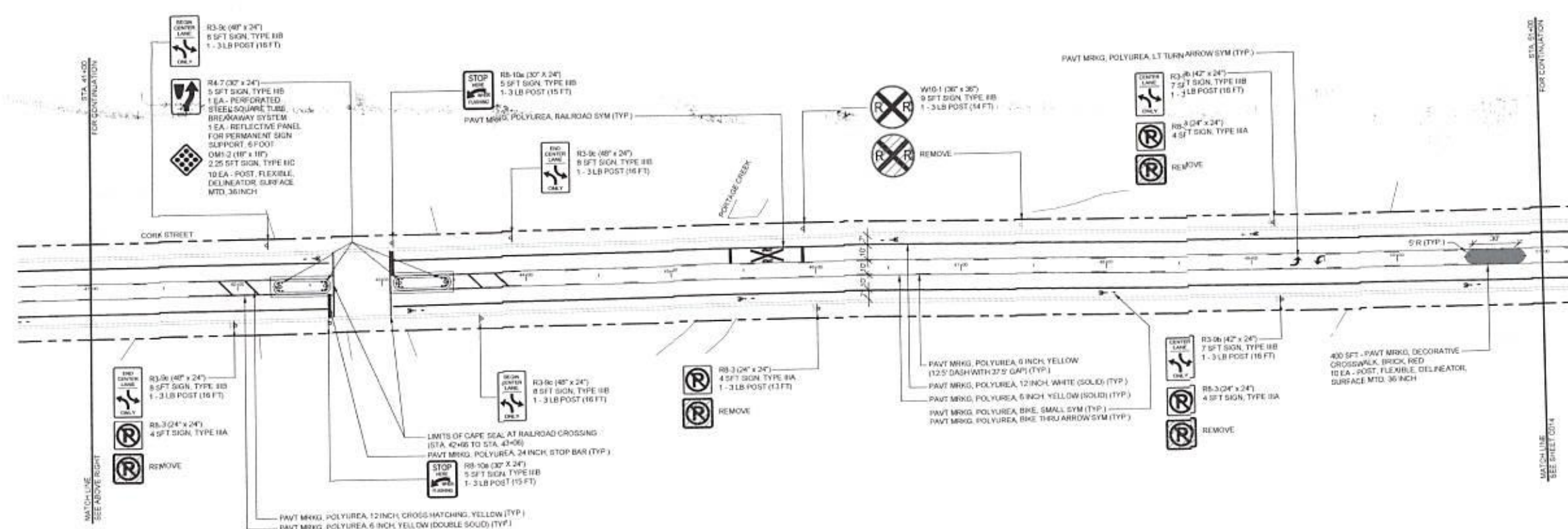
MCA#1039-25-13690



ITEM	QTY.
Parkway Steel Square Tube Breakaway System	7 Ea.
Post, Steel, 3 pound	275 Ft.
Sign, Type II, Rem	13 Ea.
Sign, Type IIIA	45 Ea.
Sign, Type IIIB	160 Ea.
Sign, Type IIIC	10 Ea.
Post, Flexible, Delinex, Surface Mtd, 36 inch	30 Ea.
Reflective Panel for Permanent Sign Support, 6 inch	4 Ea.
Ground Mtd Sign Support, Rem	10 Ea.
Post Mkg, Polyurea, 6 inch, White	250 Ft.
Post Mkg, Polyurea, 6 inch, Yellow	4500 Ft.
Post Mkg, Polyurea, Blue, Small Sym	24 Ea.
Post Mkg, Polyurea, 12 inch, Cross-Hatching, Yellow	75 Ft.
Post Mkg, Polyurea, 12 inch, Crosswalk	400 Ft.
Post Mkg, Polyurea, 12 inch, White	3900 Ft.
Post Mkg, Polyurea, 24 inch, Stop Bar	150 Ft.
Post Mkg, Polyurea, Lt Turn Arrow Sym	8 Ea.
Post Mkg, Polyurea, Only	2 Ea.
Post Mkg, Polyurea, Railroad Sym	2 Ea.
Post Mkg, Polyurea, Thru and Rt Turn Arrow Sym	2 Ea.
Recessing Post Mkg, Longt	8,850 Ft.
Recessing Post Mkg, Transv	1,350 Ea.
Post Mkg, Polyurea, Bike Thru Arrow Sym	15 Ea.
Post Mkg, 24 inch Crosswalk, Green, Modified	250 Ft.
Post Mkg, Polyurea, 6 inch, Dotted Thru Guide Line, White, Modified	100 Ft.
Post Mkg, Green, Modified	1,150 Ea.
Post Mkg, Decorative Crosswalk, Brick, Red	400 Ea.

WIGHTMAN
430 E. RANSOM ST.
KALAMAZOO, MI 49007
269.327.5532
www.gsaengineers.com

PATRICK T. SCHWYN
GEO1305426
PROJECT NAME
CORK STREET IMPROVEMENTS
CITY OF KALAMAZOO
415 E STOCKBRIDGE AVENUE
KALAMAZOO, MI 49001

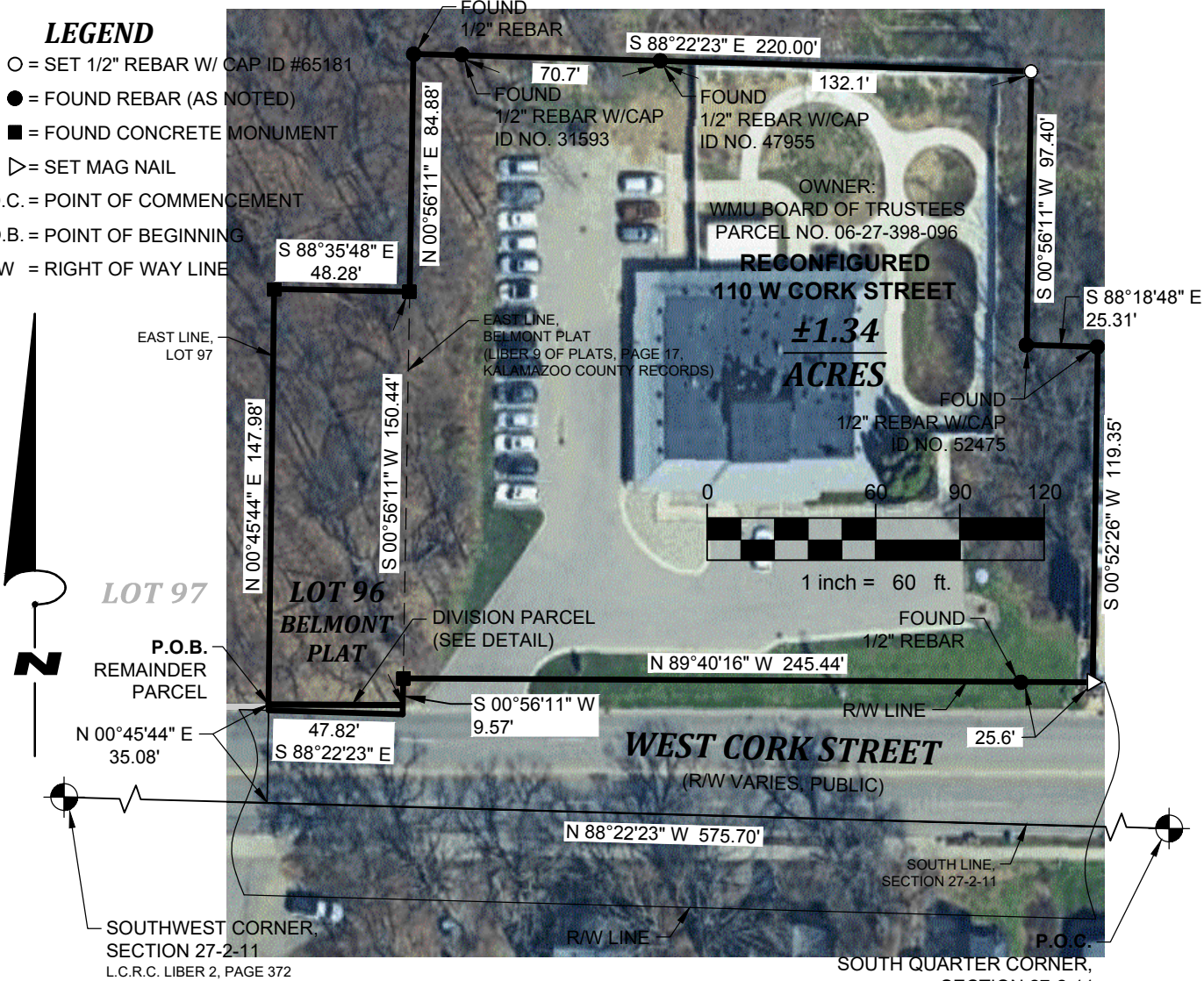


03/09/2020	PTS
03/09/2020	FINAL SUBMITTAL
02/10/2025	PTS
02/10/2025	10% SUBMITTAL
01/07/2025	PTS
01/07/2025	30% PLAN SUBMITTAL
REVISIONS	
THESE REVISIONS WERE CORRECTED BY THE DESIGNER AND APPROVED BY THE CITY ENGINEER.	
DATE: JANUARY 2025	
SCALE: 1" = 40'	
PAVEMENT MARKINGS AND SIGNAGE CORK STREET	
STA 31+00 TO STA 51+00	
JOB NO 250712	
C013	

BOUNDARY SURVEY FOR LAND DIVISION
IN THE SOUTHWEST QUARTER OF SECTION 27, TOWNSHIP 2 SOUTH,
RANGE 11 WEST, CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN

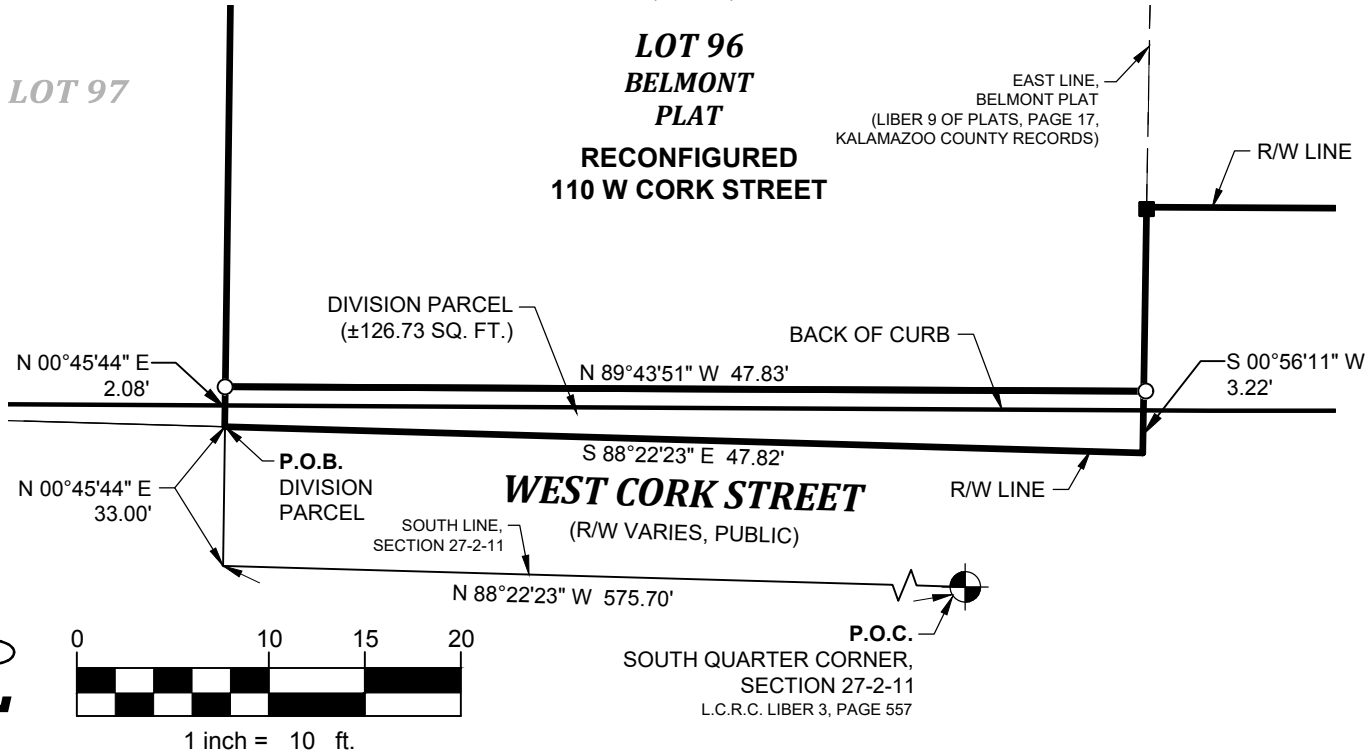
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- R/W = RIGHT OF WAY LINE



DETAIL

(1" = 10')



REV 1: REVISED ADDRESS - KAT 03/26/2026
REV 2: REVISED ACREAGE - KAT 04/22/2026



433 E. RANSOM ST. KALAMAZOO, MI. 49007
269.327.3532
www.gowightman.com

CLIENT: CITY OF KALAMAZOO
JOB No: 250772
DATE: JANUARY 26, 2026
SCALE: VARIES
DRAWN BY: KAT
CHECKED BY: TJB

JOEL J. EAST

4001065181

CITY OF KALAMAZOO, KALAMAZOO COUNTY, MICHIGAN

SECTION 27, T 2 S, R 11 W

A-250772-4R1