



# OPEN SPACE & PARKLAND PRESERVATION PROGRAM

## ACTIVITY REPORT

Fiscal Year 2018

July 1, 2017 – June 30, 2018

Prepared for:

The City of Ann Arbor  
Greenbelt Advisory Commission  
Parks Advisory Commission

By:

The Conservation Fund

DRAFT

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## INTRODUCTION AND BACKGROUND

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In 2003, residents of Ann Arbor passed the Open Space and Parkland Preservation Millage, which authorized a tax for 30 years to provide funds for the preservation and protection of open space, natural habitats, agricultural lands, and the City's source waters outside of City limits, and the purchase of parklands within City limits. Money generated through this tax is used to purchase farmland and natural areas within portions of eight Townships surrounding Ann Arbor, known as the Greenbelt District, and to purchase parklands within the City as an addition to the City's parks system.

The Open Space and Parkland Preservation Program, also known as the Greenbelt Program, just completed its thirteenth year and is making great strides in achieving the goals set out at the beginning of the program. As of June 30, 2018, the program has acquired 98 acres of parklands. These additions to the parks system provide critical linkages between and increase access to existing parks, protect high quality natural features remaining in the City, and increase the viability of the overall park system for Ann Arbor residents. All of these are priorities for acquisition listed in the City's Parks and Recreation Open Space (PROS) Plan.

Within the Greenbelt District, the millage has helped to protect over 5,200 acres of working farmland and open space. Protecting farmland and natural areas provides many benefits to Ann Arbor residents by protecting the scenic rural vistas of the area, supporting the local agricultural economy, and protecting land within the watershed of the Huron River.

During fiscal year 2018, the millage protected an additional 400 acres of open space in the Greenbelt District.

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## GREENBELT

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### STRATEGIC DIRECTION

As directed in the Greenbelt's Strategic Plan, which was originally adopted in 2005, the program focuses on protecting large blocks (1,000 acres or greater) of contiguous farm and natural area properties by acquiring the development rights on private properties (known as conservation easements) and by acquiring public parks. Five areas, or Farmland Complexes, were defined where acquisitions that maximize these contiguous blocks of parcels are prioritized (Figure 1, Table 1). Most of the acquisitions are completed in collaborative partnerships with local, state, and federal agencies and other nonprofit organizations.

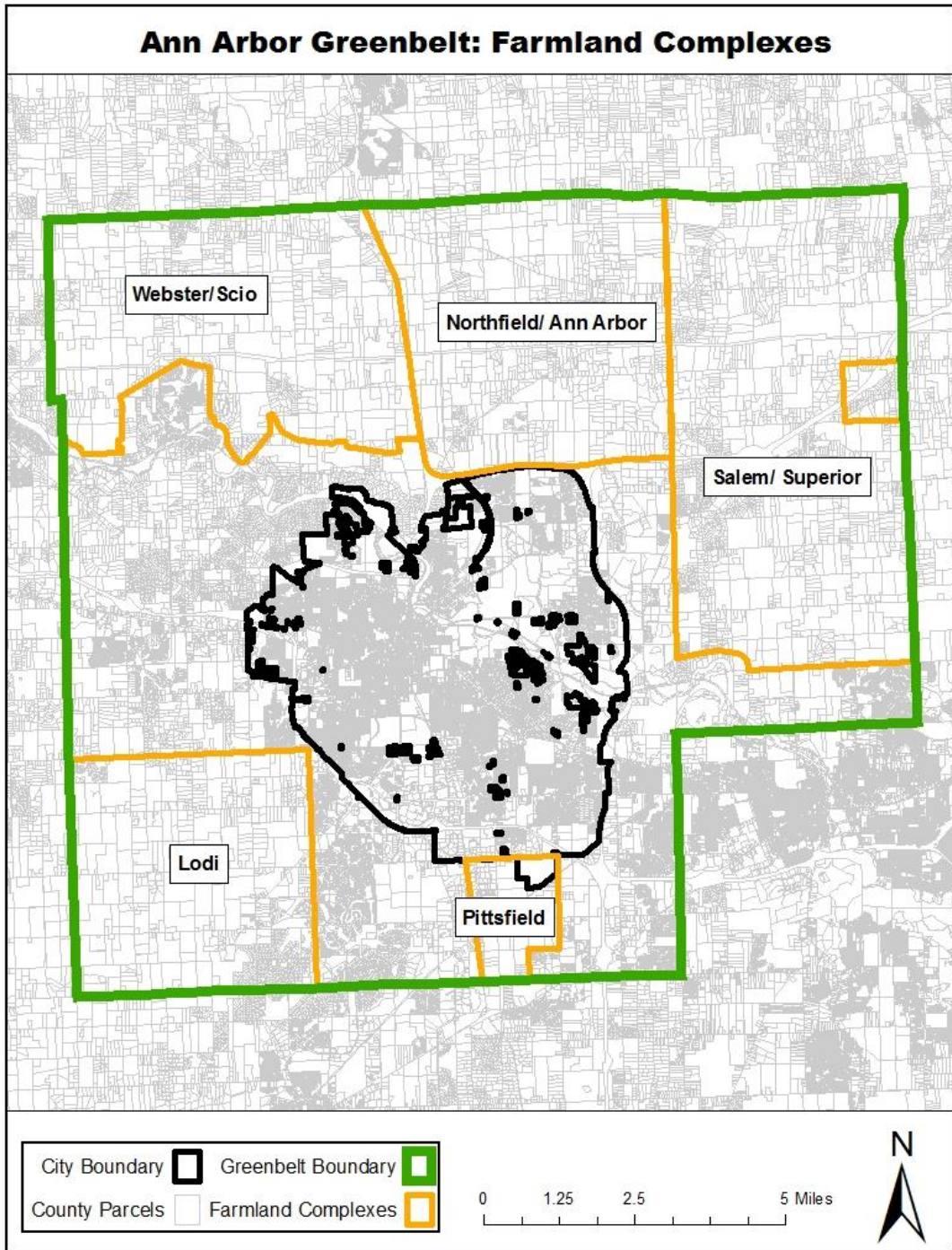


Figure 1. Farmland Complexes defined by the Greenbelt Program Strategic Plan.

<b><u>Farmland Complex</u></b>	<b><u>Acres Protected</u></b>
Webster / Scio	2,162
Northfield / Ann Arbor	1,212
Salem /Superior	721
Lodi	670
Pittsfield	97
<b><u>Purchases Outside Farmland Complexes</u></b>	<b><u>358</u></b>
<b>Total:</b>	<b>5,221</b>

Table 1. Acres protected through the end of Fiscal Year 2018 where the Greenbelt Program contributed funds in each of the Farmland Complexes. *Note: These acres represent only Greenbelt-related purchases, not properties protected by other organizations for which the Greenbelt Program did not provide funding. Areas are rounded to the nearest acre.*

Priorities outlined in the Strategic Plan continue to guide the Greenbelt Advisory Commission’s recommendations to City Council on all land acquisition deals. In 2013, the Greenbelt Advisory Commission updated the Strategic Plan to include more comprehensive information on agriculture in Washtenaw County, additional details on each of the Farmland Complexes, and to prioritize community outreach about the program.

In 2008, the Greenbelt Advisory Commission modified the Strategic Plan to acknowledge the increased interest from owners (and prospective owners) of small farms and local food producers. Prior to 2008, the Greenbelt focused on farms 40 acres or larger that were eligible for the U.S. Department of Agriculture Natural Resources Conservation Service’s (USDA-NRCS) Farm and Ranch Land Protection Program (FRPP) grant funding. In recent years this program was replaced by the Agricultural Conservation Easement Program (ACEP). In addition to protecting farms larger than 40 acres, the Greenbelt Program is now also using ACEP and similar programs to protect smaller farms that directly supply products to the Ann Arbor market, thereby protecting the diversity of agricultural products available in the area.

Another top priority for land acquisitions identified by the Greenbelt Advisory Commission is the protection of the Huron River and its tributaries. The Huron River is an important natural and recreational resource in the Ann Arbor area, in addition to supplying the residents of Ann Arbor with a majority of their drinking water. Applications received in the Huron River watershed are a priority for the Greenbelt.

The Greenbelt scoring system also awards points to applications that provide scenic views and visibility from major corridors frequently traveled by Ann Arbor residents. Examples of these

major corridors are the highways and other major entryways into the City and routes frequented by cyclists. The Farmland Complexes are bounded by major corridors, so an added benefit of forming large blocks of protected land is preserving critical viewsheds within the Greenbelt District.

## LAND ACQUISITIONS

Since the inception of the Greenbelt Program, the Ann Arbor area has witnessed significant changes in the local economy and real estate market, which has affected all land acquisitions, including conservation easement transactions. The downturn in the real estate market that occurred in 2007/2008 resulted in fewer developers buying land in the area, an increase in number of properties on the market, longer property sale times, and a decrease in real estate sale prices.

In recent years, the residential real estate market has recovered, especially within Ann Arbor city limits. According to the Ann Arbor Area Board of Realtors, average home sale prices in the Ann Arbor area increased to nearly \$309,000 at the end of 2017, up from a low of around \$173,000 in 2008 (Figure 2). Developers who have been inactive in the area over the last several years, such as Toll Brothers and Biltmore, are returning to the area with current projects ranging from 26 units to almost 500 units.

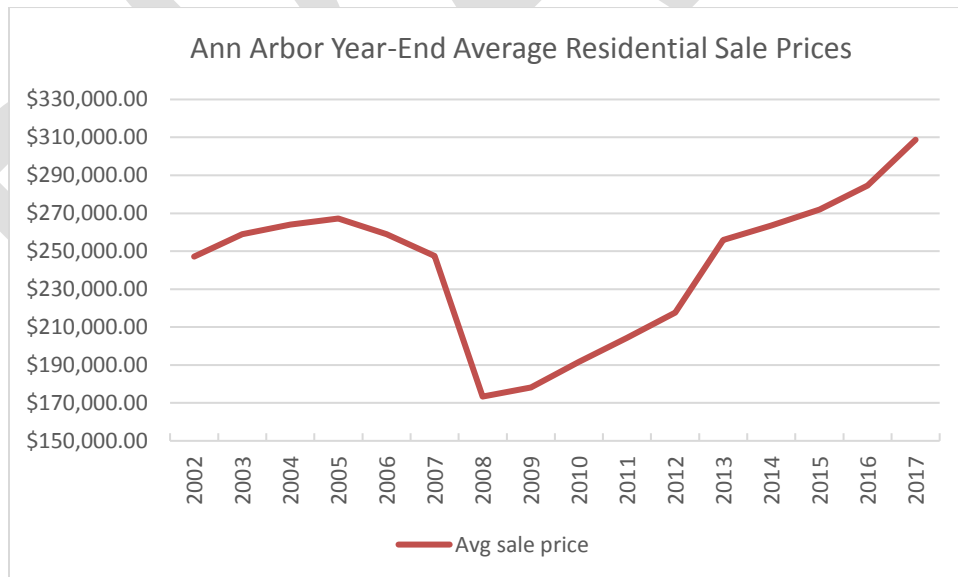


Figure 2. Ann Arbor December average residential sale prices, 2002 – 2017  
(source: Ann Arbor Area Board of Realtors)

Similar to the residential real estate market, values for conservation easements also decreased after 2007, from an average per acre value of more than \$16,000 in fiscal year 2006 to a low of about \$2,700 in fiscal year 2014 (Figure 3). Since 2014, average values for conservation easements have increased to approximately \$5,450 per acre in fiscal year 2018.

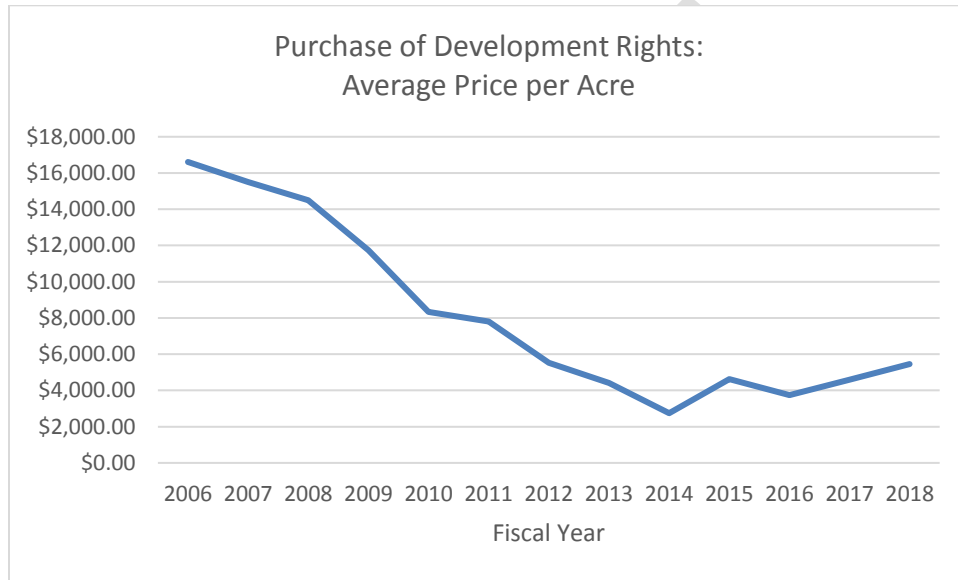


Figure 3. Average appraised values of purchase of development rights easements for the Greenbelt Program, fiscal years 2006 - 2018

As of June 30, 2018, the Greenbelt Program has helped to protect more than 5,200 acres of working farms and natural areas (Figure 4). The cumulative fair market value of these properties is over \$47.5 million, of which more than \$25 million, or 53%, were contributed by other local and federal organizations, enabling the City to maximize and leverage the use of the millage dollars. Matching funds are often secured through collaboration with other organizations and local, state, and federal agencies, and for several transactions the landowners themselves contributed a portion of the purchase price by selling the development rights at bargain sale prices.



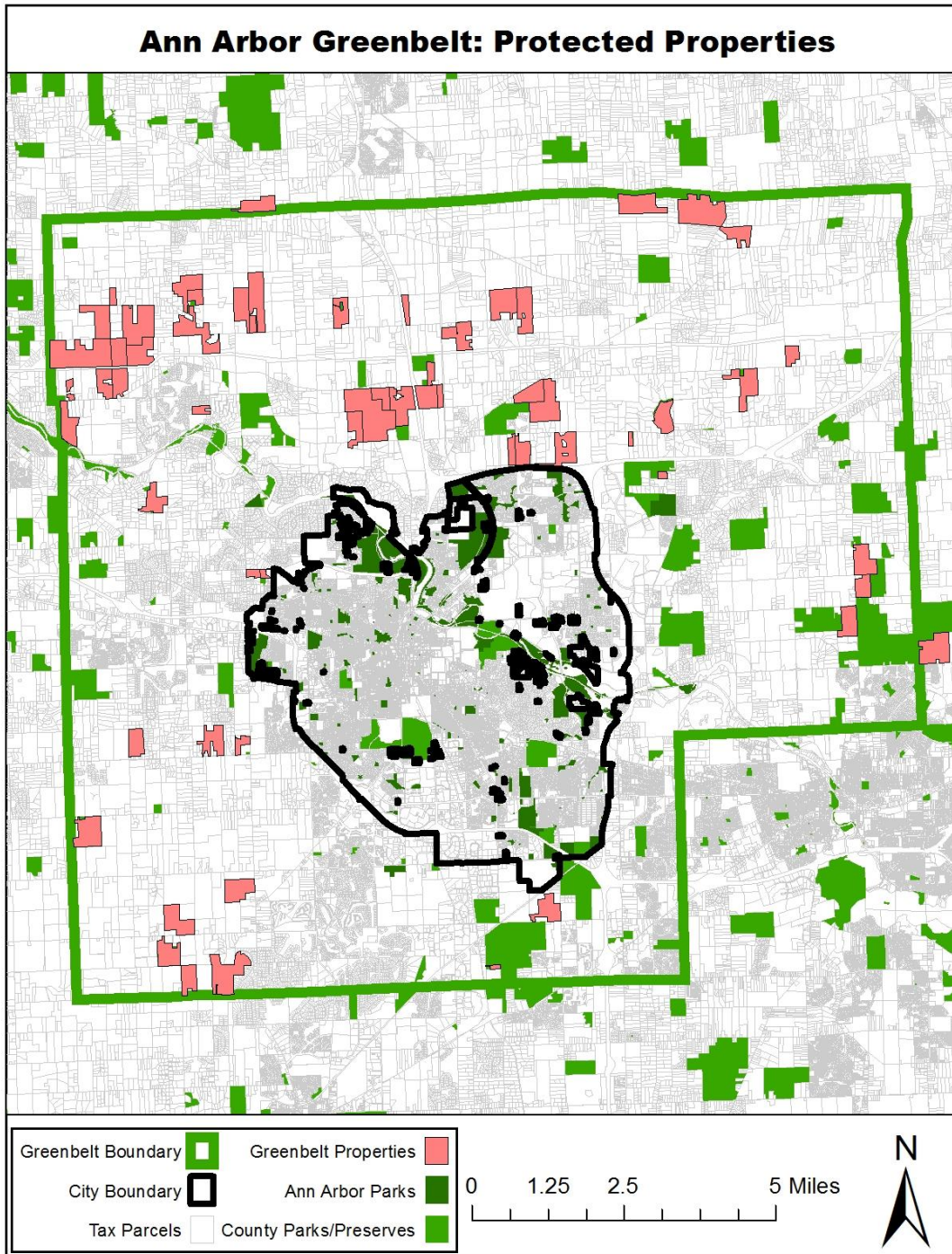


Figure 4. Properties protected by the Greenbelt Program through June 30, 2018

During fiscal year 2018 the Greenbelt Program completed four acquisitions, protecting a total of 405 acres of natural areas and working farmland:

- ***Purchase of Two Farmland Conservation Easements in Lodi Township:*** The Greenbelt Program purchased two conservation easements on properties owned by Lloyed and Betty Guenther, a 73 acre parcel and a 175 acre parcel. The properties are contiguous with existing farmland, and add to a number of protected farms in the Lodi Farmland Complex. The majority of the parcels are farmland, with some wetlands and wooded areas protected as well. Funds were also contributed by the USDA – NRCS Agricultural Conservation Easement Program and Lodi Township.
- ***Partnership with Ann Arbor Township and Washtenaw County Parks and Recreation:*** Ann Arbor Township was the lead on a project that protected 38 acres of farmland adjacent to another existing protected property, adding to a block of protected farmland in the Northfield/Ann Arbor Farmland Complex close to Ann Arbor city limits. The property is owned by Warren and Sandra Lada. Washtenaw County’s Parks and Recreation Department and Ann Arbor Township also contributed funds.
- ***Partnership with Ann Arbor Township:*** Ann Arbor Township was the lead on a project that protected 120 acres of farmland and natural areas in the Northfield/Ann Arbor Farmland Complex. The property is owned by Cynthia Stiles and Eric Kaldjian. It is primarily wooded, but a portion of the property will be farmed.

## LEVERAGING FUNDS

### AGRICULTURAL CONSERVATION EASEMENT PROGRAM (ACEP)

The City successfully submitted two applications to the USDA-NRCS’s Agricultural Conservation Easement Program (ACEP) to provide a portion of the funds towards the purchase of agricultural conservation easements on two properties. These acquisitions are expected to close in fiscal year 2019 or 2020.

### REGIONAL CONSERVATION PARTNERSHIP PROGRAM (RCPP)

The Greenbelt Program was the lead entity in an application for funding from USDA-NRCS’s Regional Conservation Partnership Program (RCPP), with partners also including Washtenaw County Parks and Recreation Commission, Legacy Land Conservancy, Southeast Michigan Land Conservancy, Ann Arbor Township, Scio Township, Augusta Township, and The Conservation Fund. The partnership was awarded \$1.04 million for the purchase of agricultural conservation easements under the Agricultural Conservation Easement Program. These funds will be available

to the partnership for five years and complements the Huron River RCPP, which secured \$1.8 million in USDA-NRCS program funds under the lead of Legacy Land Conservancy in Fiscal Year 2017.

#### LOCAL PARTNERS

As discussed above, the Greenbelt partnered with the USDA – NRCS Agricultural Conservation Easement Program, Ann Arbor Township, Washtenaw County Parks and Recreation Commission, and Lodi Township for transactions completed this fiscal year. In total, partners contributed more than \$950,000, or 53%, of the purchase prices for the projects completed this year.

#### PUBLIC AND LANDOWNER OUTREACH

In addition to outreach to landowners within the Greenbelt District, the Greenbelt Commission and staff have increased efforts to reach out to the general public in Ann Arbor. In fiscal year 2018, Commissioners and staff participated in local events to spread the word about the Greenbelt, including the Mayor’s Green Fair in June 2018.

The annual bus tour, held on June 2, 2018, was filled to capacity with more than 40 participants, and included stops at several projects in Lodi, Scio, and Ann Arbor Townships that had been completed over the life of the millage.

The Greenbelt Program finalized its Communication Plan to more successfully reach out to Greenbelt District landowners, Ann Arbor residents, and other interested parties. In Fiscal Year 2017 the program had hosted a University of Michigan graduate student intern over the summer, who helped draft strategies to increase the effectiveness of both online and offline communications, and who helped City staff create Greenbelt Program Facebook and Twitter accounts.

#### UNIVERSITY OF MICHIGAN GREENBELT STUDY

In Fiscal Year 2017 the program had submitted a Master’s Project proposal to the University of Michigan School for Environment and Sustainability (SEAS) program to work with a team of graduate students to study the impact of the Greenbelt Program to date. On May 3, 2018 the students presented the results of their study, titled “Measuring Impact: Evaluating the Ecological, Social, and Economic Services of the City of Ann Arbor Greenbelt Program,” to the Greenbelt Advisory Commission. Highlights of the results included (adapted from the study’s executive summary):

*Ecological Impact:* the study completed the first quantitative land classification of Greenbelt properties. Using this inventory, the students modeled pollutant runoff scenarios, comparing current land use to two alternative scenarios - agricultural expansion and complete suburban development. Modeled pollutant runoff was greater in both alternative scenarios, suggesting that the Greenbelt Program benefits local water quality.

*Social Impact:* Students interviewed Greenbelt participating landowners to determine the impact of the Greenbelt Program on the local farming community. Key Findings included: The Greenbelt Program 1) promotes social resilience, benefiting the local food system and agricultural businesses, 2) preserves a legacy of farming by maintaining the rural characteristics of the area surrounding Ann Arbor, and 3) bolsters regional agricultural economics by preserving resources for future generations and supply chain actors.

*Economic Valuation:* The existence value of the Greenbelt and attitudes toward the Greenbelt Program were captured through surveys sent out to 1,300 Ann Arbor homeowners. The students received 441 survey responses. Results included:

- Support for the Program was high among the survey respondents: approximately 81% of respondents either Agreed or Strongly Agreed with the statement *“Preserving open space in the Greenbelt is a valuable use of tax dollars”*. Additionally, approximately 90% of respondents either Agreed or Strongly Agreed with the statement *“I value having farmers in my community”*.
- About half of respondents stated they were familiar with the Program prior to the survey and half stated their prior knowledge was low.
- Existence value of the Program was determined by having homeowners state their willingness to pay (per year) for the continued existence of the Greenbelt Program. Using response data and existing analytical procedures, the students conservatively estimated a willingness to pay of \$127 per year at the household level. This amount exceeds the actual costs that households pay in millage taxes, resulting in a Program value that outweighs its costs to Ann Arbor taxpayers.

The full report is available online: [University of Michigan Greenbelt Report](#).

## FINANCIAL SPREADSHEET

See Appendix A for detailed financial reports.

## STEWARDSHIP FUNDS

For each conservation easement, approximately \$24,000 are set aside in a separate endowment fund. Since conservation easements are required to be monitored annually in perpetuity, these endowment funds are used to cover the monitoring costs, in addition to funding any potential costs to enforce easement terms and respond to easement violations in the future. As of June 30, 2018, the balance in the Greenbelt's endowment fund was \$720,255.

### STATUS OF GOALS FOR FISCAL YEAR 2018

#### BUILDING BLOCKS OF PROTECTED PROPERTIES

- *Complete at least three transactions this year in the Greenbelt's strategic plan blocks.*
  - FOUR TRANSACTIONS WERE COMPLETED THIS YEAR, ALL OF WHICH WERE LOCATED IN A STRATEGIC PLAN BLOCK.

#### LEVERAGING FUNDS

- *Apply for USDA Agriculture Conservation Easement Program grant funds on at least two properties.*
  - THE CITY APPLIED FOR GRANT FUNDS ON TWO PROPERTIES
- *Secure at least 20% matching funds on all transactions completed.*
  - 53% MATCHING FUNDS WERE SECURED ON AVERAGE FOR DEALS COMPLETED THIS YEAR.
- *Secure at least one partner for all transactions.*
  - THE CITY PARTNERED WITH WASHTENAW COUNTY PARKS AND RECREATION, ANN ARBOR TOWNSHIP, LODI TOWNSHIP, AND NATURAL RESOURCE CONSERVATION SERVICE. ALL TRANSACTIONS COMPLETED HAD AT LEAST ONE PARTNER.

#### OUTREACH

- *Organize annual Bus Tour in spring 2018.*
  - BUS TOUR WAS HELD ON JUNE 2, 2018. THE NEXT BUS TOUR WILL BE SCHEDULED FOR SPRING 2019.
- *Have table at HomeGrown Festival and any other event, as appropriate.*

- THE HOMEGROWN FESTIVAL WAS NOT HELD THIS YEAR. THE GREENBELT PROGRAM HAD A TABLE AT THE MAYOR'S GREEN FAIR.

### **GOALS FOR FISCAL YEAR 2019**

#### **BUILDING BLOCKS OF PROTECTED PROPERTIES**

- *Complete at least three transactions in Fiscal Year 2019 in the Greenbelt's strategic plan blocks.*

#### **LEVERAGING FUNDS**

- *Apply for USDA Agricultural Conservation Easement grant funds on at least two properties.*
- *Secure at least 33% matching funds on all transactions completed.*
- *Secure at least one partner for each transaction.*

#### **OUTREACH**

- *Organize annual Bus Tour in spring 2019.*
- *Have table at Mayor's Green Fair and any other event, as appropriate.*

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## PARKLANDS

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### STRATEGIC DIRECTION

Ann Arbor's Parks and Recreation Open Space (PROS) Plan lists the following criteria for evaluating future parkland acquisitions. Please refer to the PROS Plan for more details on each criterion.

1. City-wide System Balance / Geographic Distribution as well as Open Space Convenient to Each Neighborhood
2. Natural Resource Protection
3. Open Space and Green Space Imagery/Aesthetics
4. Enhance Access and Linkage
5. Protection of the Huron River, Watersheds, and Water Quality
6. Recreation Value and Suitability for Intended Use
7. Method of Acquisition/Direct Costs
8. Provides for Future Needs/Anticipates Growth
9. Long-Term Development and Maintenance Costs

### LAND ACQUISITIONS

The City of Ann Arbor did not complete any Parkland acquisitions this fiscal year.

### FINANCIAL SPREADSHEET

See Appendix A for details.

### STATUS OF GOALS FOR FISCAL YEAR 2018

- *Complete at least one transaction.*
  - NO TRANSACTIONS WERE COMPLETED THIS FISCAL YEAR

### GOALS FOR FISCAL YEAR 2019

- *Complete at least one transaction in Fiscal Year 2019.*

### **About The Conservation Fund**

The City of Ann Arbor has worked with The Conservation Fund since 2004 to implement the Greenbelt Program.

At The Conservation Fund, we make conservation work for America. By creating solutions that make environmental and economic sense, we are redefining conservation to demonstrate its essential role in our future prosperity. Top-ranked for efficiency and effectiveness, we have worked in all 50 states since 1985 to protect more than 8 million acres of land.

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**APPENDIX A: FISCAL YEAR 2018 FINANCIAL REPORT**

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City of Ann Arbor  
**INCOME STATEMENT - OPEN SPACE AND PARKLAND PRESERVATION MILEAGE**  
 For Six Month Period Ending June 30, 2018

	FY 2004	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	Audited FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	unaudited FY 2018
REVENUE	\$ 2,762,432	\$ 21,070,853	\$ 4,569,020	\$ 3,512,890	\$ 3,729,611	\$ 3,776,373	\$ 4,979,336	\$ 2,574,332	\$ 2,462,882	\$ 2,372,627	\$ 2,532,344	\$ 2,447,129	\$ 2,376,364	\$ 2,376,364	\$ 2,875,940
EXPENSES	\$ (1,615,071)	\$ (8,713,753)	\$ (7,598,213)	\$ (5,763,128)	\$ (4,241,637)	\$ (5,897,371)	\$ (10,672,254)	\$ (9,683,246)	\$ (3,297,378)	\$ (1,297,256)	\$ (1,297,256)	\$ (2,789,273)	\$ (1,207,096)	\$ (2,681,211)	\$ (2,892,107)
Net Change In Fund Balance	\$ 1,147,361	\$ 12,357,100	\$ (3,029,193)	\$ (2,250,238)	\$ (522,026)	\$ (1,120,998)	\$ (5,692,918)	\$ (7,108,914)	\$ (834,496)	\$ 765,371	\$ 1,235,088	\$ (256,929)	\$ 1,169,268	\$ (304,847)	\$ (16,167)
<b>TOTAL</b>	\$ 4,260,286	\$ 4,471,627	\$ 22,824,716	\$ 19,888,233	\$ 17,633,154	\$ 17,161,129	\$ 11,760,131	\$ 10,696,302	\$ 9,587,228	\$ 8,713,823	\$ 9,478,233	\$ 9,241,154	\$ 18,480,768	\$ 20,820,319	\$ 18,793,792
Old Fund Balance	\$ 4,650,769	\$ 14,287,633	\$ 13,251,657	\$ 13,251,657	\$ 13,251,657	\$ 13,251,657	\$ 13,251,657	\$ 13,251,657	\$ 13,251,657	\$ 13,251,657	\$ 13,251,657	\$ 13,251,657	\$ 13,251,657	\$ 13,251,657	\$ 13,251,657
PAC Fund Balance	\$ 1,381,940	\$ 8,361,279	\$ 4,899,207	\$ 4,899,207	\$ 4,899,207	\$ 4,899,207	\$ 4,899,207	\$ 4,899,207	\$ 4,899,207	\$ 4,899,207	\$ 4,899,207	\$ 4,899,207	\$ 4,899,207	\$ 4,899,207	\$ 4,899,207



City of Ann Arbor  
**INCOME STATEMENT - OPEN SPACE AND PARKLAND PRESERVATION MILLAGE**  
 For the Period Ended June 30, 2018

	FY 2003/04	FY 2004/05	FY 2005/06	FY 2006/07	FY 2007/08	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018
	Audited														
<b>REVENUE</b>															
Millage Proceeds	\$ 1,939,530	\$ 2,014,851	\$ 2,130,654	\$ 2,237,489	\$ 2,232,550	\$ 2,232,550	\$ 2,262,001	\$ 2,163,986	\$ 2,136,675	\$ 2,141,370	\$ 2,221,908	\$ 2,271,916	\$ 2,338,322	\$ 2,383,653	\$ 2,447,591
Bond/Note Proceeds	-	20,100,066	-	-	-	-	-	-	-	-	-	-	-	-	-
Investment Income	116,040	760,529	1,177,978	937,442	815,261	492,576	27,973	176,082	(30,031)	119,028	89,588	109,542	811	811	41,622
Prior Year Refund of Expenses/Misc	-	-	3,918	2,643	11,753	-	-	-	-	170	306	2,500	2,500	3,561	1,624
Refund of Escrow	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
State Grants	659,337	-	190,642	1,257,400	336,643	691,800	1,030,600	2,797,009	314,620	396,300	-	159,624	-	-	381,220
Federal Grants	-	-	-	-	-	-	3,500	17,000	351	5,330	-	37,072	-	-	6,000
Contributions & Memorials	50,000	-	-	-	-	-	-	-	-	-	-	-	-	-	5,000
Gross Revenue	\$ 2,764,907	\$ 23,074,088	\$ 4,569,950	\$ 3,525,970	\$ 3,729,611	\$ 3,729,611	\$ 3,768,577	\$ 5,005,948	\$ 2,625,768	\$ 2,512,369	\$ 2,341,106	\$ 2,559,406	\$ 2,450,365	\$ 2,394,035	\$ 2,677,157
Tax Refund	(\$1,946)	(\$3,235)	(\$1,930)	(\$13,020)	(\$13,020)	(\$11,067)	(\$11,067)	(\$25,762)	(\$40,390)	(\$28,277)	(\$16,499)	(\$6,000)	(\$6,000)	(\$650)	(\$1,617)
Unallocable Personal Property Taxes	(9,500)	-	-	-	-	-	(\$1,117)	(\$1,226)	(\$1,510)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)	(\$0)
<b>Net Revenues</b>	\$ 2,762,412	\$ 23,070,853	\$ 4,568,020	\$ 3,512,950	\$ 3,716,590	\$ 3,718,544	\$ 3,757,460	\$ 4,979,186	\$ 2,574,152	\$ 2,484,092	\$ 2,324,607	\$ 2,553,344	\$ 2,444,129	\$ 2,396,384	\$ 2,675,540
<b>EXPENSES</b>															
<b>DEBT SERVICE</b>															
PROJECTS															
Greenbelt Projects Including Endowments	\$ 33,370	\$ 4,746,315	\$ 3,292,912	\$ 1,879,698	\$ 2,641,093	\$ 3,429,509	\$ 8,312,003	\$ 1,650,592	\$ 1,757,395	\$ 1,757,395	\$ 1,907,733	\$ 1,030,343	\$ 181,682	\$ 305,504	\$ 1,616,593
Park Projects	1,399,484	904,370	2,507,316	2,525,060	337,444	281,020	998,329	87,230	242,827	242,827	17,148	1,625	7,982	421,288	10,850
Total Project Expenditures	\$ 1,432,854	\$ 4,550,686	\$ 6,800,228	\$ 4,404,757	\$ 2,978,537	\$ 3,710,529	\$ 9,300,332	\$ 1,737,822	\$ 2,000,222	\$ 2,000,222	\$ 207,881	\$ 1,031,968	\$ 189,664	\$ 726,792	\$ 1,627,442

CITY OF ANN ARBOR  
**INCOME STATEMENT - OPEN SPACE AND PARKLAND PRESERVATION MILLAGE**  
 For the Period Ended June 30, 2018

	FY 2003/04	FY 2004/05	FY 2005/06	FY 2006/07	FY 2007/08	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018
<b>ADMINISTRATIVE EXPENSES</b>															
Conservation Fund															
Non-Transaction Expenses	\$ 34,920	\$ 76,136	\$ 62,951	\$ 65,029	\$ 61,370	\$ 45,723	\$ 61,346	\$ 36,665	\$ 31,657	\$ 31,657	\$ 35,601	\$ 46,686	\$ 65,314	\$ 62,672	\$ 61,375
Transaction Expenses	24,600	65,283	42,616	45,010	75,007	76,007	48,971	31,467	42,609	42,609	33,952	38,843	38,843	46,282	31,427
Grant Expenses	1,145	2,482	15,362	15,860	15,443	15,443	15,443	15,443	15,443	15,443	15,443	15,443	15,443	15,443	15,443
Total Conservation Fund	\$ 71,145	\$ 166,345	\$ 121,757	\$ 165,859	\$ 135,443	\$ 131,374	\$ 119,364	\$ 70,654	\$ 77,150	\$ 72,672	\$ 84,990	\$ 107,481	\$ 114,471	\$ 96,115	
Personnel & IT	9,318	15,946	25,249	22,905	43,000	41,131	38,813	47,903	51,615	40,561	42,897	50,667	42,776	42,527	
Contractual - Appraisers	-	-	2,111	885	-	4,500	-	-	-	-	-	-	-	-	-
Contractual - Clerk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Contractual - Lunk	6,245	-	-	-	-	-	500	-	760	-	-	-	-	-	-
Professional Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
MI Farmland Alliance	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Telecommunications	1,428	2,664	2,220	2,220	2,328	1,692	804	634	876	2,212	2,328	3,096	3,096	3,000	
Insurance Fund	-	-	-	-	-	50	214	60	102	43	-	-	-	-	-
Printing	769	-	36	2,152	66	57	54	54	154	-	668	466	532	41	
Advertising	246	64	(2,135.0)	-	-	62	400	313	159	-	-	16	1,626	91	
Materials & Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Professional Services	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Administrative Costs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal	\$ 47,069	\$ 126,255	\$ 28,103	\$ 28,962	\$ 45,462	\$ 47,518	\$ 41,337	\$ 49,150	\$ 52,806	\$ 43,553	\$ 45,951	\$ 55,615	\$ 46,695	\$ 45,934	
Total Administrative Expenditures	\$ 118,217	\$ 292,600	\$ 149,860	\$ 197,021	\$ 184,925	\$ 176,892	\$ 160,442	\$ 120,044	\$ 129,966	\$ 116,225	\$ 130,941	\$ 163,296	\$ 160,966	\$ 142,052	
Total Expenditures	\$ 1,551,071	\$ 5,713,753	\$ 7,509,213	\$ 8,768,328	\$ 4,261,637	\$ 5,087,371	\$ 10,672,324	\$ 3,063,016	\$ 3,357,378	\$ 1,557,356	\$ 2,789,273	\$ 1,207,696	\$ 2,051,021	\$ 2,932,107	
Net Change in Fund Balance	\$ 1,211,341	\$ 17,357,100	\$ (2,255,378)	\$ (2,255,378)	\$ (532,095)	\$ (1,310,999)	\$ (5,653,738)	\$ (508,864)	\$ (874,486)	\$ 765,251	\$ (235,909)	\$ 1,239,432	\$ 339,543	\$ (56,567)	

**MEMO**

Total Fund Balance	\$ 4,260,266	\$ 6,471,627	\$ 22,828,726	\$ 19,888,533	\$ 17,633,154	\$ 17,101,129	\$ 15,790,131	\$ 10,056,392	\$ 9,597,528	\$ 8,713,032	\$ 9,478,283	\$ 9,241,354	\$ 10,480,786	\$ 10,820,329	\$ 10,763,762
Fund 0024: Millage				\$ 7,993,111	\$ 10,225,651	\$ 12,489,815	\$ 10,056,392	\$ 9,597,528	\$ 8,713,032	\$ 9,478,283	\$ 9,241,354	\$ 10,480,786	\$ 10,820,329	\$ 10,763,762	
Fund 0028: Bond				\$ 9,640,043	\$ 6,875,467	\$ 3,300,316	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fund 0041: Endowment				\$ 149,167	\$ 445,536	\$ 585,761	\$ 643,071	\$ 675,191	\$ 698,953	\$ 726,785	\$ 720,255	\$ 720,255	\$ 720,255	\$ 720,255	

City of Ann Arbor

OPEN SPACE AND PARKLAND PRESERVATION MILLAGE (FINAL)

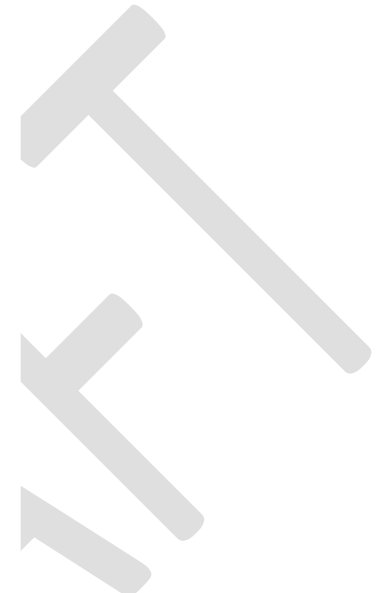
REVENUE																				
Taxes	\$ 1,939,530	\$ 2,044,851	\$ 2,130,854	\$ 2,237,489	\$ 2,332,550	\$ 2,462,001	\$ 2,183,966	\$ 2,138,675	\$ 2,144,370	\$ 2,221,806	\$ 2,271,916	\$ 2,338,322	\$ 2,383,653	\$ 2,447,691						
Bond Proceeds	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						
Fund Balance from Prior Year	\$ 4,360,206	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -						
Investment Income	\$ 116,040	\$ 760,529	\$ 1,177,978	\$ 937,442	\$ 815,261	\$ 492,576	\$ 27,973	\$ 176,082	\$ (30,831)	\$ 119,028	\$ 89,508	\$ 109,542	\$ 811							
Prior Year Refund of Expenses	\$ -	\$ -	\$ 3,918	\$ 2,645	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 170	\$ 306	\$ 2,500	\$ 3,561							
Grass Refund	\$ (1,546)	\$ (3,235)	\$ (1,930)	\$ (13,020)	\$ -	\$ (11,007)	\$ (16,762)	\$ (50,390)	\$ (28,277)	\$ (10,499)	\$ (6,000)	\$ (3,236)	\$ (1,617)							
Tax Refund	\$ (826)	\$ -	\$ -	\$ -	\$ -	\$ (11,117)	\$ -	\$ (18,800)	\$ (18,800)	\$ (109)	\$ -	\$ (3,811)	\$ -							
Uncollectible Property Taxes	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -							
Net Revenues	\$ 6,313,241	\$ 27,880,111	\$ 3,310,820	\$ 3,164,554	\$ 3,047,811	\$ 2,742,373	\$ 2,185,177	\$ 2,331,141	\$ 2,080,892	\$ 2,332,607	\$ 2,355,749	\$ 2,384,564	\$ 2,489,320							

Parks Advisory Commission (PAC)

Associated Revenue	\$ 2,104,454	\$ 7,626,737	\$ 1,103,640	\$ 1,054,951	\$ 1,015,937	\$ 914,124	\$ 721,726	\$ 753,714	\$ 693,551	\$ 774,202	\$ 785,249	\$ 815,710	\$ 794,855
Fund Balance from Prior Year	\$ -	\$ 1,581,640	\$ 5,561,073	\$ 6,321,502	\$ 4,469,307	\$ 4,728,767	\$ 4,962,441	\$ 4,178,496	\$ 4,396,384	\$ 4,394,895	\$ 4,702,125	\$ 4,899,961	\$ 5,300,321
Contributions	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grass Refund	\$ 659,337	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Grant Reimbursement (St of Mich)	\$ (21,339)	\$ (19,695)	\$ (49,853)	\$ (64,600)	\$ (51,642)	\$ (58,140)	\$ (53,309)	\$ (40,015)	\$ (43,322)	\$ (38,742)	\$ (43,647)	\$ (54,432)	\$ (67,351)
PAC-Associated Admin Expenses	\$ (3,526)	\$ (68,615)	\$ (86,613)	\$ (108,600)	\$ (99,317)	\$ (99,317)	\$ (49,856)	\$ (408,345)	\$ (409,696)	\$ (411,693)	\$ (542,121)	\$ (104,612)	\$ (187,871)
PAC Debt Service	\$ (1,389,464)	\$ (176,823)	\$ (366,842)	\$ (388,656)	\$ (399,392)	\$ (399,392)	\$ (408,656)	\$ (411,693)	\$ (414,857)	\$ (417,638)	\$ (424,653)	\$ (431,268)	\$ (439,359)
Project Expenditures	\$ (1,389,464)	\$ (176,823)	\$ (366,842)	\$ (388,656)	\$ (399,392)	\$ (399,392)	\$ (408,656)	\$ (411,693)	\$ (414,857)	\$ (417,638)	\$ (424,653)	\$ (431,268)	\$ (439,359)
Fund Balance	\$ 1,381,349	\$ 5,561,073	\$ 6,321,502	\$ 4,469,307	\$ 4,728,767	\$ 4,962,441	\$ 4,178,496	\$ 4,396,384	\$ 4,394,895	\$ 4,702,125	\$ 4,899,961	\$ 5,300,321	\$ 5,884,222

Greenbelt Advisory Commission (GAC)

Associated Revenue	\$ 4,208,907	\$ 15,253,474	\$ 2,207,800	\$ 2,109,703	\$ 2,031,674	\$ 1,838,349	\$ 1,443,451	\$ 1,597,477	\$ 1,877,101	\$ 1,548,095	\$ 1,570,498	\$ 1,631,419	\$ 1,699,547
Fund Balance from Prior Year	\$ -	\$ 4,089,797	\$ 14,287,653	\$ 13,967,231	\$ 13,223,647	\$ 13,374,362	\$ 10,807,690	\$ 5,871,895	\$ 5,190,945	\$ 4,318,137	\$ 4,778,199	\$ 4,865,241	\$ 5,567,545
Grant Reimbursement (RPPF)	\$ -	\$ 190,642	\$ 1,257,400	\$ 336,645	\$ 681,600	\$ 1,090,400	\$ 2,797,009	\$ 311,600	\$ 396,900	\$ -	\$ 199,324	\$ -	\$ 381,220
Contributions and Memorials	\$ (77,084)	\$ (73,659)	\$ -	\$ (2,852)	\$ -	\$ (4,500)	\$ 17,870	\$ 391	\$ 5,326	\$ -	\$ 57,072	\$ -	\$ 6,000
GAC-Associated Admin Expenses	\$ (7,856)	\$ (133,331)	\$ (99,907)	\$ (129,729)	\$ (133,333)	\$ (116,328)	\$ (106,570)	\$ (80,039)	\$ (88,644)	\$ (77,463)	\$ (87,394)	\$ (103,654)	\$ (84,701)
GAC Debt Service	\$ (33,370)	\$ (342,445)	\$ (772,683)	\$ (779,609)	\$ (788,783)	\$ (788,633)	\$ (806,767)	\$ (821,467)	\$ (818,190)	\$ (821,467)	\$ (1,064,124)	\$ (699,834)	\$ (775,509)
Project Expenditures	\$ (33,370)	\$ (342,445)	\$ (772,683)	\$ (779,609)	\$ (788,783)	\$ (788,633)	\$ (806,767)	\$ (821,467)	\$ (818,190)	\$ (821,467)	\$ (1,064,124)	\$ (699,834)	\$ (775,509)
Fund Balance	\$ 4,089,797	\$ 14,287,653	\$ 15,253,474	\$ 13,967,231	\$ 13,223,647	\$ 13,374,362	\$ 10,807,690	\$ 5,871,895	\$ 5,190,945	\$ 4,318,137	\$ 4,778,199	\$ 4,865,241	\$ 5,567,545



**Fund 24 Administrative Limit Calculation**  
**Limit on Administrative Expenditure**  
 For the Period Ended June 30

	FY 0405	FY 0506	FY 0607	FY 0708	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018
Cumulative Legal Limit *	\$ 4,120,400	\$ 4,002,183	\$ 3,705,583	\$ 3,559,723	\$ 3,362,102	\$ 3,177,178	\$ 2,998,286	\$ 2,837,844	\$ 2,717,800	\$ 2,587,834	\$ 2,471,609	\$ 2,340,668	\$ 2,177,372	\$ 2,016,406
Administrative Expenditure (from income statement)	\$ 118,217	\$ 292,600	\$ 149,860	\$ 197,651	\$ 184,925	\$ 178,892	\$ 160,442	\$ 120,044	\$ 129,966	\$ 116,225	\$ 130,941	\$ 163,296	\$ 160,966	\$ 142,052
<b>Remainder</b>	<b>\$ 4,002,183</b>	<b>\$ 3,705,583</b>	<b>\$ 3,559,723</b>	<b>\$ 3,362,102</b>	<b>\$ 3,177,178</b>	<b>\$ 2,998,286</b>	<b>\$ 2,837,844</b>	<b>\$ 2,717,800</b>	<b>\$ 2,587,834</b>	<b>\$ 2,471,609</b>	<b>\$ 2,340,668</b>	<b>\$ 2,177,372</b>	<b>\$ 2,016,406</b>	<b>\$ 1,874,354</b>

* Limit calculation (legal)	\$ 20,250,000	6.0%	\$ 1,215,000
Milage Revenue	\$ 84,400,000		
Debt Service	\$ (35,975,650)		
+ Six percent of excess milage after debt service	\$ 48,423,340	6.0%	\$ 2,905,400
- Maximum Administrative Expenditure over 30 years			\$ 4,120,400

**Limit on Administrative Expenditure**

	FY 0405	FY 0506	FY 0607	FY 0708	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018
Cumulative Operating Limit *	\$ 3,296,320	\$ 3,178,103	\$ 2,885,503	\$ 2,735,643	\$ 2,538,022	\$ 2,353,098	\$ 2,174,206	\$ 2,013,764	\$ 1,893,720	\$ 1,753,754	\$ 1,647,529	\$ 1,516,588	\$ 1,353,292	\$ 1,192,326
Administrative Expenditure (from income statement)	\$ 118,217	\$ 292,600	\$ 149,860	\$ 197,651	\$ 184,925	\$ 178,892	\$ 160,442	\$ 120,044	\$ 129,966	\$ 116,225	\$ 130,941	\$ 163,296	\$ 160,966	\$ 142,052
<b>Remainder</b>	<b>\$ 3,178,103</b>	<b>\$ 2,885,503</b>	<b>\$ 2,735,643</b>	<b>\$ 2,538,022</b>	<b>\$ 2,353,098</b>	<b>\$ 2,174,206</b>	<b>\$ 2,013,764</b>	<b>\$ 1,893,720</b>	<b>\$ 1,753,754</b>	<b>\$ 1,647,529</b>	<b>\$ 1,516,588</b>	<b>\$ 1,353,292</b>	<b>\$ 1,192,326</b>	<b>\$ 1,050,274</b>

* Limit calculation (operating)	\$ 20,250,000	4.8%	\$ 972,000
Milage Revenue	\$ 84,400,000		
Debt Service	\$ (35,975,650)		
+ 4.8% percent of excess milage after debt service	\$ 48,423,340	4.8%	\$ 2,324,320
- Maximum Administrative Expenditure over 30 years			\$ 3,296,320

**Comparison of Administrative Expenditures to Total Expenditures**

	FY 0405	FY 0506	FY 0607	FY 0708	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018
Total Expenditures (from income statement)	\$ 1,951,071	\$ 5,713,783	\$ 7,508,213	\$ 5,798,328	\$ 4,261,637	\$ 5,087,371	\$ 10,672,324	\$ 3,083,016	\$ 3,397,378	\$ 1,587,356	\$ 2,789,273	\$ 1,207,636	\$ 2,091,021	\$ 2,932,107
Total Administrative Expenditures (from income statement)	\$ 118,217	\$ 292,600	\$ 149,860	\$ 197,651	\$ 184,925	\$ 178,892	\$ 160,442	\$ 120,044	\$ 129,966	\$ 116,225	\$ 130,941	\$ 163,296	\$ 160,966	\$ 142,052
<b>Percentage</b>	<b>7.6%</b>	<b>5.1%</b>	<b>2.0%</b>	<b>3.4%</b>	<b>4.3%</b>	<b>3.5%</b>	<b>1.5%</b>	<b>3.9%</b>	<b>3.9%</b>	<b>7.5%</b>	<b>4.7%</b>	<b>13.5%</b>	<b>7.8%</b>	<b>4.8%</b>