

City of Ann Arbor

100 N. Fifth Avenue
Ann Arbor, MI 48104
<http://a2gov.legistar.com/Calendar.aspx>



Action Minutes

Wednesday, July 8, 2009

4:30 PM

County Board of Commission Public Meeting Room - 220 N. Main
St.

Greenbelt Advisory Commission (GAC)

CALL TO ORDER

Chair Rubin called the meeting to order at 4:40 p.m. in the Board of Commissioners, 220 N. Main, Ann Arbor, Michigan.

ROLL CALL

Commissioner Hall arrived late.

Present 8 - Tom Bloomer, Dan Ezekiel, Michael Garfield, Jennifer Santi Hall, Commissioner Laura Rubin, Sylvia Taylor, Peter Allen, and Carsten Hohnke

Absent 1 - Gilbert S. Omenn

APPROVAL OF AGENDA

A motion was made by Commissioner Garfield, seconded by Councilmember Hohnke, that the Agenda be approved as presented. On a voice vote, the Chair declared the motion carried.

SPECIAL PRESENTATIONS

1. Tomm Becker - Organic Farmer

Tomm Becker presented his ideas for starting an organic Community Supported Agriculture (CSA) business in the Ann Arbor area, on a 15-acre lot of land that has applied to the Greenbelt for the Purchase of Development Rights. Tomm outlined his infrastructure needs for barns, hoop houses, and other buildings that would be needed for his business over the next 5 years. He plans on utilizing a small loan program to help build his first hoop house in August 2009. For the remainder of 2009 and winter of 2010, he is planning on doing some wholesale production of spinach, greens, and garlic for sale at local stores such as People's Food Co-op and Zingerman's. In 2010, he will begin his primary field production. He plans on producing on 6 out of the 10 acres of open field. He hopes to have a 100 member CSA in 5 years. Tomm answered questions from the Commission.

PUBLIC COMMENTARY

None.

APPROVAL OF MINUTES

1. [09-0687](#) Greenbelt Advisory Commission regular session minutes of June 10, 2009

A motion was made by Commissioner Santi Hall, seconded by Commissioner Garfield, that the Minutes be approved by the Commission with the following changes and forwarded on to City Council:

On page 1, under Karen Paul's discussion, the second sentence of the second paragraph should read, ... "stronger market for purchases would be on the west side."

On a voice vote, the Chair declared the motion carried.

PUBLIC HEARINGS

None.

OLD BUSINESS

None.

NEW BUSINESS

1. [09-0871](#) Appraiser's Proposal for Market Analysis

Commissioner Allen presented a proposal to the Commission to conduct an analysis in Webster and Superior Townships on the number of available finished lots or semi-finished lots of converted farmland that are currently on the market. The purpose of the analysis would be to better understand the absorption rate, given the number of the lots currently available in these two townships in order to provide more detailed analysis of the market. The problem that appraisers are facing in conducting the appraisals is the out of date comparable sales available. The information may also be provided to appraisers. The analysis would be conducted by one of the appraisers that the Greenbelt has worked with, Mike Williams of the Gerald Alcock Company.

A motion was made by Commissioner Santi Hall, seconded by Commissioner Allen, to expend up to \$6570.00 to hire an appraiser to conduct a market analysis as detailed in the Scope of Work presented to the Greenbelt Advisory Commission July 8, 2009 in Webster and Superior Townships with the goal of studying the supply absorption pipeline of single family development conversion from farmland, to give the commission better information about fair market value of farmland and how we use this information will be determined at a later date. On a voice vote, the Chair declared the motion carried.

2. **Staff updates**

Ms. Trocchio stated that the City received a grant award from the USDA Farm and Ranchland Protection Program in the amount of \$1,030,050 for the Nixon farm in Webster Township. City Council approved accepting the grant funds on Monday, July 6, 2009.

FAIRWELL TO COMMISSIONER TAYLOR

Chair Rubin took a moment to acknowledge Commissioner Taylor's participation on the commission. Commissioner Taylor served on the commission since the beginning. She was thanked for serving on the commission and providing her scientific background to the commission.

Taylor thanked everyone for teaching her about farmland.

REPORT FROM COMMITTEES

Chair Rubin said that she gave a presentation to City Council on the Greenbelt Commission. The presentation was well received by council. The powerpoint presentation would be made available to anyone who wanted to view it.

COMMUNICATIONS

None.

NEXT AGENDA ITEMS

None.

PUBLIC COMMENTARY

None.

CLOSED SESSION

Commissioner Bloomer moved, seconded by Commissioner Ezekiel that the regular session of the Greenbelt Advisory Commission be recessed for a closed session to discuss pending land acquisition applications. On a roll call, the vote was as follows with the Chair declaring the motion carried (meeting recessed at 5:45 p.m.):

Yeas: 8 - Commissioner Bloomer, Commissioner Ezekiel, Commissioner Garfield, Commissioner Santi Hall, Commissioner Rubin, Commissioner Taylor, Commissioner Allen, and Councilmember Hohnke

Nays: 0

Absent: 1 - Commissioner Omenn

MEETING RECONVENED

Commissioner Bloomer moved, seconded by Commissioner Allen that the regular session of Greenbelt Advisory Commission be reconvened. On voice vote the Chair declared the motion carried and the meeting reconvened at 6:40 p.m.

09-0873

Motion to approve the Purchase of Development Rights on the Farm Identified in Application Number 2009 - 003

Commissioner Hall moved, seconded by Commissioner Rubin, to recommend to City Council to partner with Ann Arbor Township on the Purchase of Development Rights on the farm identified in Application Number 2009 – 003 and to approve a contribution of funds, not to exceed \$515,050 or 25% of the purchase price, whichever is less.. On a voice vote, the Chair declared the motion carried.

09-0874

Motion to approve the Purchase of Development Rights on the Farm Identified in Application Number 2008 - 003

Commissioner moved Hall, seconded by Commissioner Bloomer, to recommend to City Council to partner with Ann Arbor Township on the Purchase of Development Rights on the farm identified in Application Number

2008 – 003 and to approve a contribution of funds, not to exceed \$207,825, or 25% of the purchase price, whichever is less. On a voice vote, the Chair declared the motion carried.

ADJOURNMENT

A motion was made by Commissioner Santi Hall, seconded by Commissioner Garfield, that the meeting be adjourned. On a voice vote, the Mayor declared the motion carried and the meeting adjourned at 6:45 p.m.

Laura Rubin, Chairperson

Anissa R. Bowden
Recording Secretary