

City of Ann Arbor

100 N. Fifth Avenue
Ann Arbor, MI 48104
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Action Minutes

Wednesday, February 10, 2010

4:30 PM

County Building, 220 N. Main St.

Greenbelt Advisory Commission (GAC)

CALL TO ORDER

Commissioner Rubin called the meeting to order at 4:35 p.m. in the County Board of Commissioners Meeting Room, 220 S. Main Street.

ROLL CALL

Present 9 - Tom Bloomer, Dan Ezekiel, Michael Garfield, Jennifer Santi Hall, Gilbert S. Omenn, Commissioner Laura Rubin, Peter Allen, Carsten Hohnke, and Catherine Riseng

SPECIAL PRESENTATIONS

None.

PUBLIC COMMENTARY

None.

APPROVAL OF AGENDA

A motion was made by Commissioner Omenn, seconded by Commissioner Riseng, that the Agenda be approved with the following changes:

Add: Closed session to discuss Land Acquisitions.

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

APPROVAL OF MINUTES

10-0109 Greenbelt Advisory Commission Minutes of January 13, 2010

A motion was made by Commissioner Allen, seconded by Commissioner Omenn, that the minutes of January 13, 2010 be approved by the Commission with changes and forwarded to the City Council for filing. On a voice vote, the Chair declared the motion carried.

Changes are as follows:

Page 3:

3. [Brawn] BRAUN and [Brewer] GOULD Property

A motion was made by Commissioner Santi Hall, seconded by Commissioner Riseng, to recommend to City Council to authorize an appraisal on the [Brawn] BRAUN and [Gold] GOULD properties PURSUANT TO A recent communication[s] from the Farm and Ranch protection Program. On a voice vote, the Chair declared the motion carried.

4. Application No. 2009-05

A motion was made by Commissioner Santi Hall, seconded by Commissioner Ezekiel, to propose a Resolution to recommend to City Council to authorize an appraisal on the property identified as in Application No. 2009-05. On a voice

vote the Chair declared the motion carried.

COMMUNICATION FROM COMMISSIONER RUBIN

Commissioner Rubin said Ken Schwartz emailed her and informed her that he would attend the meeting scheduled with the Greenbelt Advisory Commission and NORTHFIELD Township next week.

Note: [] Brackets indicate deleted text. All CAPS indicate corrected or added text.

PUBLIC HEARINGS

None.

OLD BUSINESS

None.

NEW BUSINESS

1. 10-0130 Resolution to Recommend to City Council to Support the Renewal of the Washtenaw County Natural Area Preservation Millage on November 2010 Ballot

Sponsors: Rubin and Santi Hall

The Resolution was amended as follows:

Add 2nd RESOLVED Clause:

...RESOLVED, That the Greenbelt Advisory Commission find it beneficial [urges Washtenaw county to consider enlarging the program] to include Farmland Preservation IN THE PROGRAM;...

A motion was made by Commissioner Hall that a recommendation be sent to City Council to support the renewal of the Washtenaw County Natural Area Preservation Millage asking Washtenaw County to place it on the November 2010 Ballot. On a voice vote, the Chair declared the motion carried.

2. **Staff Updates**

Peg Kohring of The Conservation Fund, announced that changes were being made to capital gains for landowners. The current rate of 15% is effective through December 2010, and would go up to 20% in January 2011. She said that this would be a good time sell property if anyone is interested; there is a 33% less capital gain 2011.

Ginny Trocchio said that she was invited to speak at the Michigan Organic Food & Famers Alliance in March on a panel discussion regarding land acquisitions. The Farmer Committee is scheduled to meet on February 11, 2010 to talk with landowners about their strategic plan(s) and how landowners should be approached. The Small Farm Committee is scheduled sometime in March 2010. She would come back to the Commission with recommendations from them at a later date.

Ms. Trocchio asked if the Commission would consider having a joint meeting with PAC to discuss each other's strategic direction. She said that it would be helpful to have both Commissions to meet to hear from one another about strategic directions and why they are focusing in a particular area since each commission shares funding. Possible dates for the meeting would be sent to all members in the near future.

NEXT AGENDA ITEMS

None presented.

REPORTS FROM STAFF

REPORT FROM COMMITTEES

None.

COMMUNICATIONS

Commissioner Rubin said that she received a call from Scott Rosencrans last week. He gave a presentation to GAC a couple months ago and has asked that she attend a meeting of PAC and give a presentation to them as well. Ms. Rubin said she would attend the next PAC meeting and give a short presentation at that time.

PUBLIC COMMENTARY

None.

CLOSED SESSION TO DISCUSS LAND ACQUISITION

A motion was made by Commissioner Garfield, seconded by Commissioner Bloomer, that the Commission enter into Closed Session to discuss Land Acquisition. On roll call, the vote was as follows, with the Chair declaring the motion carried. (The meeting recessed at 4:59 p.m.)

Yeas: 9 - Commissioner Bloomer, Commissioner Ezekiel, Commissioner Garfield, Commissioner Santi Hall, Commissioner Omenn, Commissioner Rubin, Commissioner Allen, Councilmember Hohnke, and Commissioner Riseng

Nays: 0

MEETING RECONVENED

A motion was made by Commissioner Riseng, seconded by Councilmember Hohnke, that the meeting be that the meeting reconvene. On a voice vote, the Chair declared the motion carried and the meeting reconvened at 6:27 p.m.

Application No. 2005-13

Commissioner Hall said that what is being recommended to Council is an option that FRPP has available in this application round, where they get more points for applications if the City puts in a higher amount of money, which is actually asking less from the FRPP than they typically have. This is being done for the chances of making this a successful application.

A motion was made by Commissioner Ezekiel, seconded by Commissioner Garfield, that the Greenbelt Advisory Commission recommend to City Council to move forward with Purchase of Development Rights on the farm identified in Application No. 2005-13, if FRPP Grant funds are awarded; and further recommend City Council to appropriate funds in the amount of \$303,590.00 plus due diligence and closing costs. If no FRPP funds are awarded but there is at least a 20% match from other sources, the Greenbelt Advisory Commission recommends to City Council to move forward with purchase by the end of the year on both parcels. On a voice vote, the Chair declared the motion carried.

BRAUN AND GOLD PROPERTIES UPDATE

Peg Kohring announced appraisals are now completed for the Braun and Gould Properties. The Farm and Ranch program asked that the properties be re-appraised because they are over a year old. The appraisals are complete but have not been officially reviewed by the Farm and Ranch program, however, she wanted to update the Commission on the numbers. The original purchase price for the Braun easement was \$4,004,000.00. The new appraisal price on Braun is \$2,107,500.00. The new Farm and Ranch commitment is \$1,430,000.00 and the max of Farm and Ranch would put in is \$1,053,750.00. There is an additional \$377,000.00 that is needed, they would ask the township for a contribution and if they split it with them, the City's contribution would be \$188,500.00.

The appraisal approved by City Council for the Gould property was \$691,000.00. The new appraisal is \$385,000.00. FRPP in the original agreement was \$256,000.00 and has dropped to \$192,500.00. An additional \$63,500.00 is needed. If Ann Arbor Township were to contribute, the City would put in \$31,750.00.

Ms. Trocchio said that they have received an extension for FRPP funding through September 30, 2010. The next step would be to go before Council in order to get additional funds.

(Commissioner Garfield left at 6:06 p.m.)

The Commission asked for a written opinion from Staff regarding the two properties.

Application No. 2006-10

Commissioner Hall noted that again they are asking for fewer contributions from FRPP in the hopes of having more successful applications because they would obtain more points by asking for fewer funds.

A motion was made by Commissioner Ezekiel, seconded by Commissioner Allen, that the Greenbelt Advisory Commission recommends to City Council to move forward with Purchase of Development Rights on the farm identified in Application No. 2006-10, if FRPP Grant funds are awarded and to further recommend City Council to appropriate funds in the amount of \$654,530.00 plus due diligence and closing costs. If no FRPP funds are awarded but there are at least 20% match from other sources, the Greenbelt Advisory Commission recommends to City Council to move forward with purchase by the end of the year. On a voice vote, the Chair declared the motion carried.

Peg Kohring announced appraisals are now completed for the Braun and Gould Properties. The Farm and Ranch program asked that the properties be re-appraised because they are over a year old. The appraisals are complete but have not been officially reviewed by the Farm and Ranch program but she wanted to update the Commission on the numbers. The original purchase price for the Braun easement was \$4,004,000.00. The new appraisal price on Braun is \$2,107,500.00. The new Farm and Ranch commitment is \$1,430,000.00 and the max of Farm and Ranch would put in is \$1,053,750.00. There is an additional \$377,000.00 that is needed, they would ask the township for a contribution and if they split it with them, the City contribute \$188,500.00.

The appraisal approved by City Council for the Gould property was \$691,000.00. The new appraisal is \$385,000.00. FRPP in the original agreement was \$256,000.00 and has dropped to \$192,500.00. The additional needed on the Gould property is \$63,500.00. If Ann Arbor Township were to contribute, the City would put in \$31,750.00.

Ms. Trocchio said that they have received extension for FRPP funding until September 30, 2010. The next step would be to go before Council need to get additional funds.

(Commissioner Garfield left at 6:06 p.m.)

The Commission asked for a written opinion from Staff regarding the two properties.

A motion was made by Commissioner Allen, seconded by Councilmember Hohnke, that decision on the two proposals be delayed until the City Attorney is present at a meeting to answer questions of the Commission. On a voice vote, the Chair declared the motion carried.

Present 8 - Tom Bloomer, Dan Ezekiel, Jennifer Santi Hall, Gilbert S. Omenn, Commissioner Laura Rubin, Peter Allen, Carsten Hohnke, and Catherine Riseng

Absent 1 - Michael Garfield

ADJOURNMENT

A motion was made by Commissioner Bloomer, seconded by Commissioner Omenn, that the meeting be adjourned. On a voice vote, the Chair declared the motion carried and the meeting adjourned at 6:30 p.m.

Laura Rubin, Chairperson

**Anissa R. Bowden
Recording Secretary**