

City of Ann Arbor

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

Wednesday, September 9, 2009

4:30 PM

County Board of Commission Public Meeting Room - 220 S. Main,
Ann Arbor, MI

Greenbelt Advisory Commission (GAC)

CALL TO ORDER

Chairperson Rubin called the meeting to order at 4:39 in the County Board of Commission Public Meeting Room, 220 S. Main, Ann Arbor, Michigan

ROLL CALL

Present 6 - Tom Bloomer, Dan Ezekiel, Jennifer Santi Hall, Commissioner Laura Rubin, Peter Allen, and Carsten Hohnke

Absent 3 - Michael Garfield, Gilbert S. Omenn, and Sylvia Taylor

SPECIAL PRESENTATIONS

None.

PUBLIC COMMENTARY

Garfield arrived at 4:42 p.m.

Present 7 - Tom Bloomer, Dan Ezekiel, Michael Garfield, Jennifer Santi Hall, Commissioner Laura Rubin, Peter Allen, and Carsten Hohnke

Absent 2 - Gilbert S. Omenn, and Sylvia Taylor

1. Scott Rosencrans

Scott Rosencrans, chair of the Park Advisory Commission, introduced himself to the Commission. Mr. Rosencrans wanted to introduce himself to the commission since the two commissions share a strategic plan, the use of a tax millage and the use of the same consultants from the Conservation Fund. He further stated that he would be available to attend meetings if the Commission needed communication and or information from the Park Advisory Commission.

2. Charlie Kahn

Charlie Kahn, thanked members that met with him at the farm last week. He said that his family has agreed to a matching contribution of 16.5% of the current contract for the farm land. They have also talked to the Legacy Land Conservancy and with the Lodi Township supervisor regarding the farm and will brief the Commission on those conversations soon.

APPROVAL OF AGENDA

A motion was made by Commissioner Santi Hall, seconded by Commissioner Bloomer, that the agenda be approved with the following changes:

Move: CLOSED SESSION (Consider after approval of Minutes.)

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

APPROVAL OF MINUTES

1. [09-0879](#) Greenbelt Advisory Commission Minutes of July 8, 2009

A motion was made by Commissioner Santi Hall, seconded by Councilmember Hohnke, that the minutes of July 8, 2009 be approved by the Commission with the following changes and forwarded:

The changes were as follows:

...SPECIAL PRESENTATIONS

1. Tomm Becker - Organic Farmer

Tomm Becker presented his [business plan] IDEAS for starting an organic Community Supported Agriculture (CSA) business in the Ann Arbor area, ...

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

[] Brackets indicates deleted language.
All CAPS indicate new language.

CLOSED SESSION

A motion was made by Commissioner Santi Hall, seconded by Commissioner Garfield, that the Commission enter into Closed session to discuss Land Acquisition. On a roll call, the vote was as follows with the Chair declaring the motion carried. (The meeting recessed at 4:49 p.m.):

Yeas: 6 - Commissioner Bloomer, Commissioner Ezekiel, Commissioner Garfield, Commissioner Santi Hall, Commissioner Rubin, and Councilmember Hohnke

Nays: 0

Absent: 3 - Commissioner Omenn, Commissioner Taylor, and Commissioner Allen

Commissioner Omenn arrived at 5:16 p.m.

Present 7 - Tom Bloomer, Dan Ezekiel, Michael Garfield, Jennifer Santi Hall, Gilbert S. Omenn, Peter Allen, and Carsten Hohnke

Absent 2 - Commissioner Laura Rubin, and Sylvia Taylor

MEETING RECONVENED

A motion was made by Commissioner Ezekiel, seconded by Commissioner Santi Hall, that the meeting reconvene. On a voice vote, the Chair declared the motion carried and the meeting reconvened at 6:19 p.m.

MOTION #1 - Application No. 2006-10

A motion was made by Commissioner Santi Hall, seconded by Commissioner Omenn, to direct staff to commission an appraisal on the property identified in Application No. 2006-10 in the beginning of 2010 and to recommend to City Council to apply for Federal Farm and Ranch Land Protection Program Funds for the 2010 grant application round, since local soils now qualify for FRPP

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

MOTION #2 - Application No. 2005-025

A motion was made by Commissioner Santi Hall, seconded by Commissioner Bloomer, to direct Staff to meet with the land owner and Webster Township to see if donations are possible for the property identified in Application No. 2005-025. On a voice vote, the Chair declared the motion carried.

MOTION #3 - Application No. 2007-01

A motion was made by Commissioner Santi Hall, seconded by Commissioner Omenn, to direct staff to meet with the land owner about contribution for Application No. 2007-01. On a voice vote, the Chair declared the motion carried.

MOTION #4 - Application No. 2009-02

A motion was made by Councilmember Hohnke, seconded by Commissioner Ezekiel, to recommend to City Council to partner with Webster Township for the Purchase of Development Rights on the farm as identified in Application No. 2009-02 and to recommend to City Council to allocate additional funds for the acquisition for a total City contribution not to exceed \$590,257.00 because of the contributions from the land owner, Webster Township and also the connection with lake on the property to the Huron River and the matching funds in the amount of 37.5%. On a voice vote, the Chair declared the motion carried.

MOTION #5 - Application No. 2009-01

A motion was made by Commissioner Santi Hall, seconded by Commissioner Bloomer, to direct Staff to request contributions from the Legacy Land Conservancy and Lodi Township for the Purchase and Development Rights on the farm identified in Application No. 2009-01 and to accept the land owner donation in the amount \$153,000.00 (16.5%), to further recommend to City Council to allocate additional funds for the Purchase of Development Rights on the farm, for a total City contribution not to exceed \$835,400.00 and to recommend that City Council partner with the Legacy Land Conservancy and Lodi Township should a contribution be approved by their respective governing bodies. The Greenbelt Advisory Commission recommends this because of the focus on the local food of this property, the high visibility and to the crop land. On a voice vote, the Chair declared the motion carried.

PUBLIC HEARINGS

None.

OLD BUSINESS

None.

NEW BUSINESS

- Present** 7 - Tom Bloomer, Dan Ezekiel, Michael Garfield, Jennifer Santi Hall, Gilbert S. Omenn, Peter Allen, and Carsten Hohnke
- Absent** 2 - Commissioner Laura Rubin, and Sylvia Taylor

1. [09-0901](#)

Resolution Regarding Purchase Price and Matching Funds for Greenbelt Purchases

Commissioner Hall presented a resolution regarding purchase price and matching funds for Greenbelt purchases to the commission. She said that the resolution is being proposed to reaffirm the Commission's commitment to purchase prices that would essentially maximize the value of the millage. This would say to the public that it is the Commission's intent to get the lowest price possible on every purchase, thereby having more dollars. A copy of the resolution is on file in the City Clerk's Office.

(Commissioner Rubin left at 6:27 p.m.)

The commission discussed the proposed resolution and made the following recommendations:

The resolution be administratively amended as follows:

2nd to Last RESOLVED Clause:

...RESOLVED, in the event that matching funds (from federal, state, county, township, PRIVATE SOURCES or other sources) are applied for and not received ...

Last RESOLVED Clause:

RESOLVED, the Greenbelt Advisory Commission would like to ask staff to amend the Greenbelt application to include the following text with prominent placement: ["Barring exceptional circumstances,] applicants should be advised that the Greenbelt Advisory Commission is unlikely to purchase ...

[] Brackets indicate deleted language

All CAPS indicate new language

Staff was asked to provide the 2007 resolution relating to purchase price and matching funds for Greenbelt purchases and to provide history of the difference between appraisal prices and purchases of similar transactions.

A motion was made by Councilmember Hohnke, seconded by Commissioner Omenn, that the Resolution be Postponed to the Greenbelt Advisory Commission and should be returned by 10/21/2009. On a voice vote, the Vice Chair declared the motion carried.

2. **Election of Officers**

A motion was made by Commissioner Hohnke, seconded by Commissioner Ezekiel, that Commissioner Rubin be appointed as the Chair of the Greenbelt Advisory Commission. On a voice vote, the Vice Chair declared the motion carried.

A motion was made by Commissioner Bloomer seconded by Councilmember

Ezekiel, that Commissioner Santi Hall be appointed as Vice Chair of the Greenbelt Advisory Commission. On a voice vote, the Vice Chair declared the motion carried.

3. Webster Township Millage

Peg Kohring, informed the Commission that Webster Township will have a millage proposal on their ballot in November 2009.

Commissioner Bloomer said that the Webster Township's millage is about to run out and State Law requires a renewal of that millage. They cannot wait until next year. The Township Board has submitted language to the County Clerk for renewal of the millage for five years.

MEETING IN OCTOBER

Ginny Trocchio asked the Commission if the meeting in October could be moved to the 21st and provided the Commission with a flyer regarding the 3rd Annual Farmland Forum scheduled for September 10, 2009, sponsored by the Augusta Township Farmland preservation Board.

NEXT AGENDA ITEMS

Items scheduled for the next GAC meeting:

*Matching Funds
Township Resolution*

Councilmember Hohnke, asked that staff prepare an update on the absorption study for the next meeting.

REPORT FROM COMMITTEES

COMMUNICATIONS

1. [09-0880](#) Update on Open Space and Parkland Preservation Program from Jayne Miller
Ms. Trocchio provided an update on the Open Space and Parkland Preservation Program to the Commission. A copy of the update is on file in the City Clerk's Office.

PUBLIC COMMENTARY

None.

ADJOURNMENT

A motion was made by Commissioner Omenn, seconded by Commissioner Garfield, that the meeting be adjourned. On a voice vote, the Vice Chair declared the motion carried and the meeting adjourned at 6:51 p.m.

Laura Rubin, Chairperson

**Anissa R. Bowden
Recording Secretary**