



# OPEN SPACE & PARKLAND PRESERVATION PROGRAM

## ACTIVITY REPORT

Fiscal Year 2019

July 1, 2018 – June 30, 2019

Prepared for:

The City of Ann Arbor  
Greenbelt Advisory Commission  
Parks Advisory Commission

By:

The Conservation Fund

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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, 2019, the program has acquired 128 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 5,490 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 2019, the millage protected an additional 270 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.

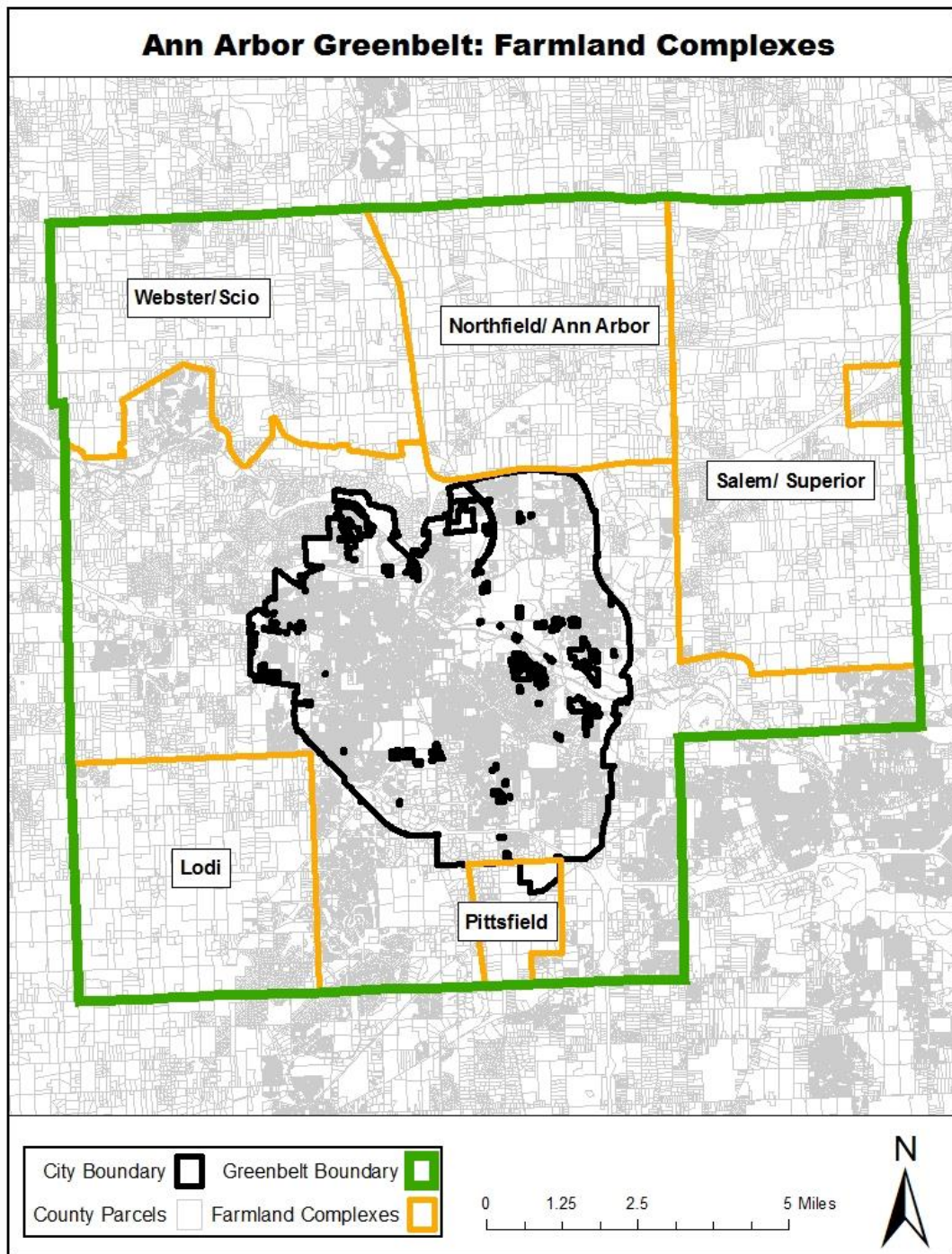


Figure 1. Farmland Complexes defined by the Greenbelt Program Strategic Plan.

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 \$322,000 at the end of 2018, 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.

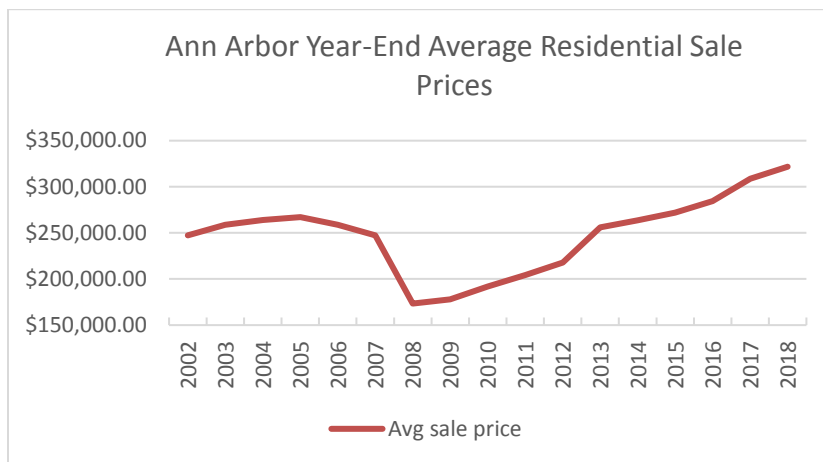


Figure 2. Ann Arbor December average residential sale prices, 2002 – 2018  
(source: Ann Arbor Area Board of Realtors)

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 \$5,800 per acre in fiscal year 2018.

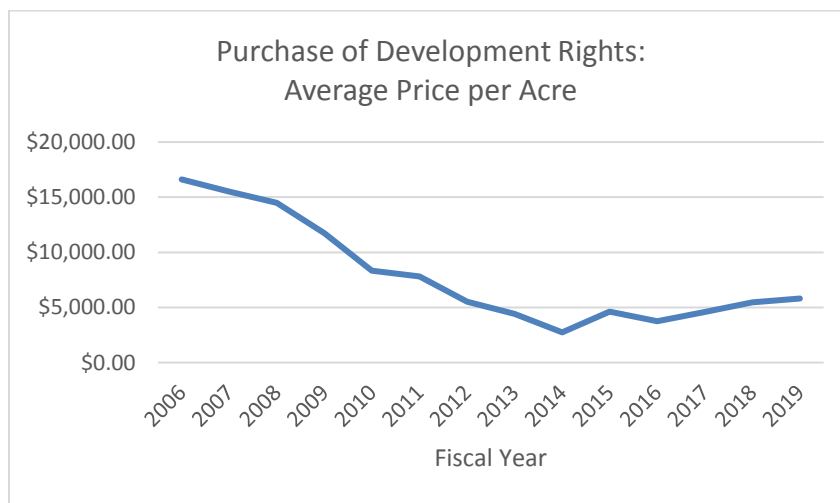


Figure 3. Average appraised values of purchase of development rights easements for the Greenbelt Program, fiscal years 2006 – 2019



## GREENBELT DISTRICT: 2000 vs Present



Figure 4. Properties protected in and around the Greenbelt District circa 2000 and present day (October 2019).



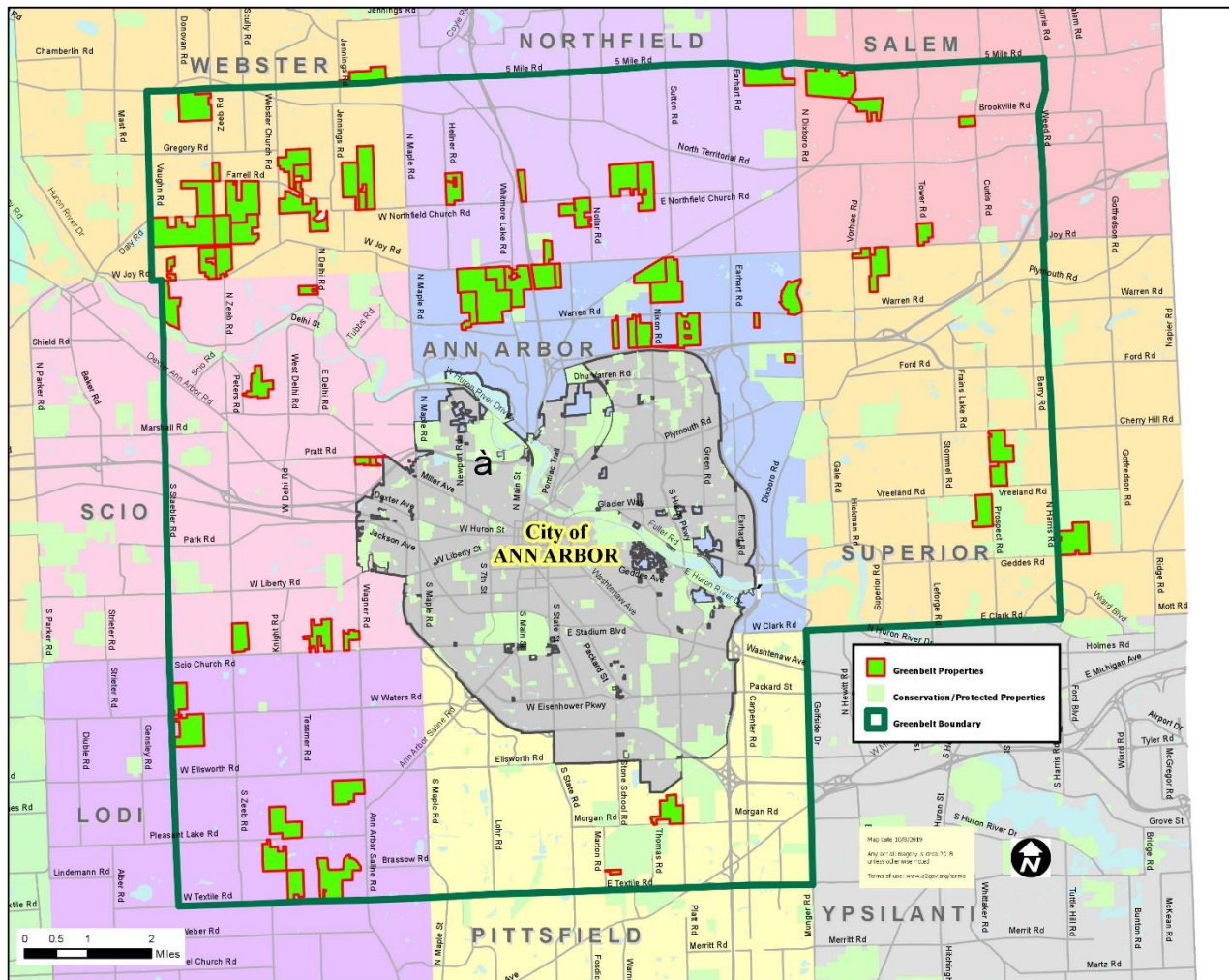


Figure 5. Properties protected by the Greenbelt Program through June 30, 2019

As of June 30, 2019, the Greenbelt Program has helped to protect more than 5,490 acres of working farms and natural areas (Figure 4). The cumulative fair market value of these properties is over \$49.1 million, of which more than \$25.9 million, or 52%, 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.



During fiscal year 2019 the Greenbelt Program completed four acquisitions, protecting a total of 269 acres of natural areas and working farmland:

- ***Purchase of Two Farmland Conservation Easements:*** The Greenbelt Program purchased two conservation easements:
  1. *Seeley Farm:* 27-acres in Ann Arbor Township. Seeley Farm produces food for local Ann Arbor markets and restaurants. Funds were also contributed by Washtenaw County's Parks and Recreation Commission. The property includes both active farmland and woodlands.
  2. *Drake Farm (North):* 71-acre farm in Lodi Township, adjacent to the Greenbelt's Drake Farm (South) conservation easement. . Funds were also contributed by the USDA – NRCS Agricultural Conservation Easement Program, Washtenaw County's Parks and Recreation Commission and Lodi Township.
- ***Partnership with Webster Township and Washtenaw County Parks and Recreation:*** Webster Township was the lead on a project that protected 145 acres of farmland adjacent to another existing protected property, adding to a block of protected farmland in the Webster Township area. The property is owned by the Carol Smith Trust. Washtenaw County's Parks and Recreation Commission and Webster Township also contributed funds.
- ***Partnership with Washtenaw County, Legacy Land Conservancy and Salem Township:*** Legacy Land Conservancy was the lead on a project that protected 25 acres of high-quality woodlands and wetlands in Salem Township. Now known as the Shatter Nature Preserve, the property is now owned and managed as a public nature preserve by Legacy Land Conservancy. Washtenaw County's Parks and Recreation Commission and the Greenbelt Program split the cost of acquisition, with Legacy Land Conservancy becoming the long-term owner and manager of the public preserve

## LEVERAGING FUNDS

### AGRICULTURAL CONSERVATION EASEMENT PROGRAM (ACEP)

The City successfully submitted one application 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 the property. This acquisition is expected to close in fiscal year 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, Webster Township, Washtenaw County Parks and Recreation Commission, and Lodi Township for transactions completed this fiscal year. In total, partners contributed more than \$1,074,000, or 61%, 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 2019, Commissioners and staff participated in local events to spread the word about the Greenbelt, including the Mayor's Green Fair in June 2019.

Due to a transition in staff, the annual bus tour was postponed until fiscal year 2020. However, the Greenbelt Program has started to post "Virtual Tours" online. With the help of a drone, City residents can now take a bird's-eye tour properties preserved by the Greenbelt Program.

In Fiscal Year 2019 the program had hosted a University of Michigan graduate student intern over the summer, who helped analyze the multitudes of success achieved by the Greenbelt Program by using ArcGIS and other methods of data analysis.

## 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, 2019, the balance in the Greenbelt's endowment fund was \$767,989.

## STATUS OF GOALS FOR FISCAL YEAR 2019

### 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 ONE PROPERTY
- *Secure at least 20% matching funds on all transactions completed.*
  - 61% 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, WEBSTER TOWNSHIP, LODI TOWNSHIP, AND NATURAL RESOURCE CONSERVATION SERVICE. ALL TRANSACTIONS COMPLETED HAD AT LEAST ONE PARTNER.

### OUTREACH

- *Organize annual Bus Tour in spring 2019.*
  - DELAYED UNTIL FALL 2019 DUE TO STAFF TRANSITION.
- *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 2020

### BUILDING BLOCKS OF PROTECTED PROPERTIES

- *Complete at least three transactions in Fiscal Year 2020 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

- *Engage public in Strategic Plan update initiated by the Greenbelt Advisory Commission.*
- *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 completed three parkland acquisitions this fiscal year, totaling 19.65 acre of parkland added to the City.

### **FINANCIAL SPREADSHEET**

See Appendix A for details.

### **STATUS OF GOALS FOR FISCAL YEAR 2019**

- *Complete at least one transaction.*
  - THREE TRANSACTIONS WERE COMPLETED THIS FISCAL YEAR

### **GOALS FOR FISCAL YEAR 2020**

- *Complete at least two parkland acquisitions in Fiscal Year 2020:*
  - *One new park*

- *One addition to existing parkland*
- *In Fiscal Year 2020, initiate a strategic planning process that:*
  - *Collects and utilizes public input on parkland acquisitions within the City of Ann Arbor*
  - *Establishes goals for the Land Acquisition Committee*
  - *Informs possible changes to the scoring system used by staff and PAC's Land Acquisition Committee to evaluate properties for both Active Park and Natural Area acquisitions*
  - *Guides future outreach efforts related to parkland acquisitions*
  - *Informs updates to the City's Parks and Recreation Open Space (PROS) Plan.*

### **About The Conservation Fund**

The City of Ann Arbor has worked with The Conservation Fund since 2004 to administer and 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 2019 FINANCIAL REPORT

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City of Ann Arbor  
**INCOME STATEMENT - OPEN SPACE AND PARKLAND PRESERVATION MILLAGE**  
For the Period Ended June 30, 2019

	<u>FY 2004</u>	<u>FY 2005</u>	<u>FY 2006</u>	<u>FY 2007</u>	<u>FY 2008</u>	<u>FY 2009</u>	<u>FY 2010</u>	Audited <u>FY 2011</u>	<u>FY 2012</u>	<u>FY 2013</u>	<u>FY 2014</u>	<u>FY 2015</u>	<u>FY 2016</u>	<u>FY 2017</u>	<u>FY 2018</u>	unaudited <u>FY 2019</u>
REVENUE		\$ 2,762,412	\$ 23,070,853	\$ 4,568,020	\$ 3,512,950	\$ 3,729,611	\$ 3,776,373	\$ 4,979,186	\$ 2,574,152	\$ 2,482,882	\$ 2,322,607	\$ 2,552,344	\$ 2,447,129	\$ 2,390,564	\$ 2,873,706	\$ 3,052,040
EXPENSES		\$ (1,551,071)	\$ (5,713,753)	\$ (7,508,213)	\$ (5,768,328)	\$ (4,261,637)	\$ (5,087,371)	\$ (10,672,924)	\$ (3,083,016)	\$ (3,357,378)	\$ (1,557,356)	\$ (2,789,273)	\$ (1,207,696)	\$ (2,051,021)	\$ (2,932,109)	\$ (2,347,846)
Net Change In Fund Balance		<u>\$ 1,211,341</u>	<u>\$ 17,357,100</u>	<u>\$ (2,940,194)</u>	<u>\$ (2,255,378)</u>	<u>\$ (532,026)</u>	<u>\$ (1,310,998)</u>	<u>\$ (5,693,738)</u>	<u>\$ (508,864)</u>	<u>\$ (874,496)</u>	<u>\$ 765,251</u>	<u>\$ (236,929)</u>	<u>\$ 1,239,432</u>	<u>\$ 339,543</u>	<u>\$ (58,403)</u>	<u>\$ 704,194</u>
<b><u>MEMO</u></b>																
Total Fund Balance	\$ 4,260,286	\$ 5,471,627	\$ 22,828,726	\$ 19,888,533	\$ 17,633,154	\$ 17,101,129	\$ 15,790,131	\$ 10,096,392	\$ 9,587,528	\$ 8,713,032	\$ 9,478,283	\$ 9,241,354	\$ 10,480,786	\$ 10,820,329	\$ 10,761,926	\$ 11,466,120
GAC Fund Balance		\$ 4,089,787	\$ 14,267,653	\$ 13,567,231	\$ 13,223,847	\$ 12,374,362	\$ 10,887,690	\$ 5,917,895	\$ 5,190,944	\$ 4,318,137	\$ 4,776,159	\$ 4,341,374	\$ 5,112,423	\$ 5,519,809	\$ 5,078,316	\$ 5,321,884
PAC Fund Balance		\$ 1,381,840	\$ 8,561,073	\$ 6,321,302	\$ 4,409,307	\$ 4,726,767	\$ 4,902,441	\$ 4,178,498	\$ 4,396,584	\$ 4,394,895	\$ 4,702,125	\$ 4,899,981	\$ 5,368,364	\$ 5,300,521	\$ 5,683,611	\$ 6,144,237

City of Ann Arbor  
**INCOME STATEMENT - OPEN SPACE AND PARKLAND PRESERVATION MILLAGE**  
For the Period Ended June 30, 2019

	FY 2003/04	FY 2004/05	FY 2005/06	FY 2006/07	FY 2007/08	FY 2009	FY 2010	Audited FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
<b>REVENUE</b>																
Millage Proceeds		\$ 1,939,530	\$ 2,014,851	\$ 2,130,654	\$ 2,237,489	\$ 2,232,550	\$ 2,262,001	\$ 2,163,966	\$ 2,136,675	\$ 2,141,370	\$ 2,221,908	\$ 2,271,916	\$ 2,338,322	\$ 2,383,653	\$ 2,446,842	\$ 2,528,889
Bond/Note Proceeds		-	20,108,066	-	-	-	\$ -									
Investment Income	1	116,040	760,529	1,177,978	937,442	815,261	\$ 492,576	\$ 27,973	\$ 176,082	\$ (30,831)	\$ 119,028	\$ 89,588	\$ 109,542	\$ 811	\$ 41,622	\$ 384,465
Prior Year Refund of Expenses/Misc				3,918	2,643						\$ 170	\$ 306	\$ 2,500	\$ 3,561	\$ 1,624	\$ 4,305
Refund of Escrow					11,753											
State Grants		659,337														
Federal Grants		-	190,642	1,257,400	336,643	681,800	\$ 1,030,500	\$ 2,797,009	\$ 312,620	\$ 396,900	\$ -	\$ 159,524	\$ -	\$ -	\$ 381,220	\$ 141,120
Contributions & Memorials		50,000	-	-	-		\$ 3,500	\$ 17,000	\$ 391	\$ 5,330	\$ -	\$ 37,072		\$ 6,000	\$ 5,000	
Gross Revenue		\$ 2,764,907	\$ 23,074,088	\$ 4,569,950	\$ 3,525,970	\$ 3,729,611	\$ 3,788,577	\$ 5,005,948	\$ 2,625,768	\$ 2,512,769	\$ 2,341,106	\$ 2,558,406	\$ 2,450,365	\$ 2,394,025	\$ 2,876,308	\$ 3,058,779
Tax Refund		(\$1,546)	(\$3,235)	(\$1,930)	(\$13,020)		(\$11,087)	(\$26,762)	(\$50,390)	(\$ 28,277)	(\$ 18,499)	(\$ 6,000)	(\$ 3,236)	(\$ 850)	(\$ 1,617)	\$ (5,490)
Uncollectible Personal Property Taxes		(\$950)					(\$1,117)		(\$1,226)	(\$1,610)	\$0	(\$63)		(\$2,611)	(\$985)	(\$1,249)
Net Revenues		\$ 2,762,412	\$ 23,070,853	\$ 4,568,020	\$ 3,512,950	\$ 3,729,611	\$ 3,776,373	\$ 4,979,186	\$ 2,574,152	\$ 2,482,882	\$ 2,322,607	\$ 2,552,344	\$ 2,447,129	\$ 2,390,564	\$ 2,873,706	\$ 3,052,040
<b>EXPENSES</b>																
<b>DEBT SERVICE</b>																
		\$ -	\$ 470,468	\$ 1,158,125	\$ 1,165,950	\$ 1,198,175	\$ 1,197,950	\$ 1,212,150	\$ 1,225,150	\$ 1,227,150	\$ 1,233,250	\$ 1,626,364	\$ 854,736	\$ 1,163,263	\$ 1,163,613	\$ 1,211,397
<b>PROJECTS</b>																
Greenbelt Projects including Endowments	2	\$ 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	\$ 190,733	\$ 1,030,343	\$ 181,682	\$ 305,504	\$ 1,615,593	\$ 906,431
Park Projects	3	1,399,484	204,370	2,907,316	2,525,060	237,444	\$ 281,020	\$ 988,329	\$ 87,230	\$ 242,867	\$ 17,148	\$ 1,625	\$ 7,982	\$ 421,288	\$ 10,850	\$ 43,813
Total Project Expenditures		\$ 1,432,854	\$ 4,950,686	\$ 6,200,228	\$ 4,404,757	\$ 2,878,537	\$ 3,710,529	\$ 9,300,332	\$ 1,737,822	\$ 2,000,262	\$ 207,881	\$ 1,031,968	\$ 189,664	\$ 726,792	\$ 1,626,442	\$ 950,244

City of Ann Arbor  
**INCOME STATEMENT - OPEN SPACE AND PARKLAND PRESERVATION MILLAGE**  
For the Period Ended June 30, 2019

	FY 2003/04	FY 2004/05	FY 2005/06	FY 2006/07	FY 2007/08	FY 2009	FY 2010	Audited FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019																
ADMINISTRATIVE EXPENSES																																
Conservation Fund																																
Non-Transaction Expenses	\$	34,920	\$	76,136	\$	62,951	\$	65,029	\$	61,370	\$	45,723	\$	61,346	\$	36,865	\$	31,687	\$	35,601	\$	46,826	\$	65,314	\$	62,872	\$	61,377	\$	74,226		
Transaction Expenses		24,600		68,353		42,816		88,680		75,523		76,007		48,891		31,497		42,819		33,535		36,343		38,857		46,535		31,477		63,027		
General Expenses		11,629		21,857		15,991		14,950		2,549		9,644		8,847		2,492		2,654		3,536		1,821		3,310		5,064		3,266		1,259		
Total Conservation Fund	\$	71,149	\$	166,345	\$	121,757	\$	168,659	\$	139,443	\$	131,374	\$	119,084	\$	70,854	\$	77,160	\$	72,672	\$	84,990	\$	107,481	\$	114,471	\$	96,120	\$	138,511		
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		44,563		
Contractual - Appraisers		-		-		2,111		885		4,500																						
Contractual - Clark		28,539		19,695		-		-																								
Contractual - Lonik		6,245		-		-		-																								
Professional Services		-		-		-		200																								
MI Farmland Alliance		500		-		-		-																								
Telecommunications								88		83		66		18		-		-		-		-		-		-		-		27		
Insurance		1,428		2,664		2,844		2,220		2,328		1,692		804		834		876		2,212		2,328		3,096		3,096		3,000		3,000		
Printing		21		-		-		-		50		50		214		68		102		-		43		-		-		365		101		
Advertising		769		-		36		2,752		66		57		54		54		54		-		665		426		532		-		-		
Materials & Supplies		248		84		(2,138.0)		-		-		62		504		313		159		-		18		1,626		91		41		3		
Bond Issuance Costs		-		87,865		-		-		-		-		-		-		-		-		-		-		-		-		-		
Subtotal	\$	47,069	\$	126,255	\$	28,103	\$	28,962	\$	45,482	\$	47,518	\$	41,357	\$	49,190	\$	52,806	\$	43,553	\$	45,951	\$	55,815	\$	46,495	\$	45,934	\$	47,694		
Total Administrative Expenditures	\$	118,217	\$	292,600	\$	149,860	\$	197,621	\$	184,925	\$	178,892	\$	160,442	\$	120,044	\$	129,966	\$	116,225	\$	130,941	\$	163,296	\$	160,966	\$	142,054	\$	186,205		
Total Expenditures	\$	1,551,071	\$	5,713,753	\$	7,508,213	\$	5,768,328	\$	4,261,637	\$	5,087,371	\$	10,672,924	\$	3,083,016	\$	3,357,378	\$	1,557,356	\$	2,789,273	\$	1,207,696	\$	2,051,021	\$	2,932,109	\$	2,347,846		
Net Change In Fund Balance	\$	1,211,341	\$	17,357,100	\$	(2,940,194)	\$	(2,255,378)	\$	(532,026)	\$	(1,310,998)	\$	(5,693,738)	\$	(508,864)	\$	(874,496)	\$	765,251	\$	(236,929)	\$	1,239,432	\$	339,543	\$	(58,403)	\$	704,194		
MEMO																																
Total Fund Balance	\$	4,260,286	\$	5,471,627	\$	22,828,726	\$	19,888,533	\$	17,633,154	\$	17,101,129	\$	15,790,131	\$	10,096,392	\$	9,587,528	\$	8,713,032	\$	9,478,283	\$	9,241,354	\$	10,480,786	\$	10,820,329	\$	10,761,926	\$	11,466,120
Fund 0024: Millage						7,993,111		10,225,661		12,489,815		10,096,392		9,587,528		8,713,032		9,478,283		9,241,354		10,480,786		10,820,329		10,761,926		11,466,120				
Fund 0029: Bond						9,640,043		6,875,467		3,300,316		-		-		-		-		-		-		-		-		-		-		
Fund 0041: Endowment								149,167		445,536		525,761		643,071		675,191		698,953		726,785		720,255		766,217		888,581						

City of Ann Arbor  
OPEN SPACE AND PARKLAND PRESERVATION MILLAGE (FINAL)

	FY 2005	FY 2006	FY 2007	FY 2008	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
<b>REVENUE</b>															
Fc Taxes	\$ 1,939,530	\$ 2,014,851	\$ 2,130,654	\$ 2,237,489	\$ 2,232,550	\$ 2,262,001	\$ 2,163,966	\$ 2,136,675	\$ 2,141,370	\$ 2,221,908	\$ 2,271,916	\$ 2,338,322	\$ 2,383,653	\$ 2,446,842	\$ 2,528,889
Bond Proceeds	\$ -	\$ 20,108,066	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Fund Balance from Prior Year	\$ 4,260,286	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Investment Income	\$ 116,040	\$ 760,529	\$ 1,177,978	\$ 937,442	\$ 815,261	\$ 492,576	\$ 27,973	\$ 176,082	\$ (30,831)	\$ 119,028	\$ 89,588	\$ 109,542	\$ 811	\$ 41,622	\$ 384,465
Prior Year Refund of Expenses	\$ -	\$ -	\$ 3,918	\$ 2,643	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 170	\$ 306	\$ 2,500	\$ 3,561	\$ 1,624	\$ 4,305
Escrow Refund	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Tax Refund	\$ (1,546)	\$ (3,235)	\$ (1,930)	\$ (13,020)	\$ -	\$ (11,087)	\$ (26,762)	\$ (50,390)	\$ (28,277)	\$ (18,499)	\$ (6,000)	\$ (3,236)	\$ (850)	\$ (1,617)	\$ (5,490)
Uncollectible Property Taxes	\$ (950)	\$ -	\$ -	\$ -	\$ -	\$ (1,117)	\$ -	\$ (1,226)	\$ (1,610)	\$ -	\$ (63)	\$ -	\$ (2,611)	\$ (985)	\$ (1,249)
<b>Net Revenues</b>	<b>\$ 6,313,361</b>	<b>\$ 22,880,211</b>	<b>\$ 3,310,620</b>	<b>\$ 3,164,554</b>	<b>\$ 3,047,811</b>	<b>\$ 2,742,373</b>	<b>\$ 2,165,177</b>	<b>\$ 2,261,141</b>	<b>\$ 2,080,652</b>	<b>\$ 2,322,607</b>	<b>\$ 2,355,748</b>	<b>\$ 2,447,129</b>	<b>\$ 2,384,564</b>	<b>\$ 2,487,486</b>	<b>\$ 2,910,920</b>
<b>Parks Advisory Commission (PAC)</b>															
Associated Revenue	\$ 2,104,454	\$ 7,626,737	\$ 1,103,540	\$ 1,054,851	\$ 1,015,937	\$ 914,124	\$ 721,726	\$ 753,714	\$ 693,551	\$ 774,202	\$ 785,249	\$ 815,710	\$ 794,855	\$ 829,162	\$ 970,307
Fund Balance from Prior Year	\$ -	\$ 1,381,840	\$ 8,561,073	\$ 6,321,302	\$ 4,409,307	\$ 4,726,767	\$ 4,902,441	\$ 4,178,498	\$ 4,396,584	\$ 4,394,895	\$ 4,702,125	\$ 4,899,981	\$ 5,368,364	\$ 5,300,521	\$ 5,683,611
Contributions	\$ 50,000	\$ -	\$ -	\$ -											
Escrow Refund				\$ 11,753											
<b>Grant reimbursement (St of Mich)</b>	<b>\$ 659,337</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>											
PAC Associated Admin Expenses	\$ (28,539)	\$ (19,695)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (62,068)
Joint PAC/GAC Admin Expenses	\$ (3,928)	\$ (66,615)	\$ (49,953)	\$ (64,890)	\$ (61,642)	\$ (58,114)	\$ (53,289)	\$ (40,015)	\$ (43,322)	\$ (38,742)	\$ (43,647)	\$ (54,432)	\$ (53,655)	\$ (47,351)	\$ -
PAC Debt Service	\$ -	\$ (156,823)	\$ (386,042)	\$ (388,650)	\$ (399,392)	\$ (399,317)	\$ (404,050)	\$ (408,383)	\$ (409,050)	\$ (411,083)	\$ (542,121)	\$ (284,912)	\$ (387,754)	\$ (387,871)	\$ (403,799)
Project Expenditures	\$ (1,399,484)	\$ (204,370)	\$ (2,907,316)	\$ (2,525,060)	\$ (237,444)	\$ (281,020)	\$ (988,329)	\$ (87,230)	\$ (242,867)	\$ (17,148)	\$ (1,625)	\$ (7,982)	\$ (421,288)	\$ (10,850)	\$ (43,813)
<b>Fund Balance</b>	<b>\$ 1,381,840</b>	<b>\$ 8,561,073</b>	<b>\$ 6,321,302</b>	<b>\$ 4,409,307</b>	<b>\$ 4,726,767</b>	<b>\$ 4,902,441</b>	<b>\$ 4,178,498</b>	<b>\$ 4,396,584</b>	<b>\$ 4,394,895</b>	<b>\$ 4,702,125</b>	<b>\$ 4,899,981</b>	<b>\$ 5,368,364</b>	<b>\$ 5,300,521</b>	<b>\$ 5,683,611</b>	<b>\$ 6,144,237</b>
<b>Greenbelt Advisory Commission (GAC)</b>															
Associated Revenue	\$ 4,208,907	\$ 15,253,474	\$ 2,207,080	\$ 2,109,703	\$ 2,031,874	\$ 1,828,249	\$ 1,443,451	\$ 1,507,427	\$ 1,387,101	\$ 1,548,405	\$ 1,570,498	\$ 1,631,419	\$ 1,589,709	\$ 1,658,324	\$ 1,940,614
Fund Balance from Prior Year	\$ -	\$ 4,089,787	\$ 14,267,653	\$ 13,567,231	\$ 13,223,847	\$ 12,374,362	\$ 10,887,690	\$ 5,917,895	\$ 5,190,945	\$ 4,318,137	\$ 4,776,159	\$ 4,341,374	\$ 5,112,423	\$ 5,519,809	\$ 5,078,316
<b>Grant Reimbursement (FRPP)</b>	<b>\$ -</b>	<b>\$ 190,642</b>	<b>\$ 1,257,400</b>	<b>\$ 336,643</b>	<b>\$ 681,800</b>	<b>\$ 1,030,500</b>	<b>\$ 2,797,009</b>	<b>\$ 312,620</b>	<b>\$ 396,900</b>	<b>\$ -</b>	<b>\$ 159,524</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 381,220</b>	<b>\$ 141,120</b>
Contributions and Memorials	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,500	\$ 17,000	\$ 391	\$ 5,330	\$ -	\$ 37,072	\$ -	\$ 6,000	\$ 5,000	
GAC Associated Admin Expenses	\$ (77,894)	\$ (73,059)	\$ -	\$ (2,952)	\$ -	\$ (4,550)	\$ (574)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (124,137)
Joint PAC/GAC Admin Expenses	\$ (7,856)	\$ (133,231)	\$ (99,907)	\$ (129,779)	\$ (123,283)	\$ (116,228)	\$ (106,578)	\$ (80,029)	\$ (86,644)	\$ (77,483)	\$ (87,294)	\$ (108,864)	\$ (107,311)	\$ (94,702)	\$ -
GAC Debt Service	\$ -	\$ (313,645)	\$ (772,083)	\$ (777,300)	\$ (798,783)	\$ (798,633)	\$ (808,100)	\$ (816,767)	\$ (818,100)	\$ (822,167)	\$ (1,084,242)	\$ (569,824)	\$ (775,509)	\$ (775,742)	\$ (807,598)
Project Expenditures	\$ (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)	\$ (190,733)	\$ (1,030,343)	\$ (181,682)	\$ (305,504)	\$ (1,615,593)	\$ (906,431)
<b>Fund Balance</b>	<b>\$ 4,089,787</b>	<b>\$ 14,267,653</b>	<b>\$ 13,567,231</b>	<b>\$ 13,223,847</b>	<b>\$ 12,374,362</b>	<b>\$ 10,887,690</b>	<b>\$ 5,917,895</b>	<b>\$ 5,190,945</b>	<b>\$ 4,318,137</b>	<b>\$ 4,776,159</b>	<b>\$ 4,341,374</b>	<b>\$ 5,112,423</b>	<b>\$ 5,519,809</b>	<b>\$ 5,078,316</b>	<b>\$ 5,321,884</b>

Fund 24 Administrative Limit Calculation

Limit on Administrative Expenditure

For the Period Ended June 30

	FY 04/05	FY 05/06	FY 06/07	FY 07/08	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
Cumulative Legal Limit *	\$ 4,120,400	\$ 4,002,183	\$ 3,709,583	\$ 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	\$ 1,874,352
Administrative Expenditure (from income statement)	\$ 118,217	\$ 292,600	\$ 149,860	\$ 197,621	\$ 184,925	\$ 178,892	\$ 160,442	\$ 120,044	\$ 129,966	\$ 116,225	\$ 130,941	\$ 163,296	\$ 160,966	\$ 142,054	\$ 186,205
Remainder	\$ 4,002,183	\$ 3,709,583	\$ 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	\$ 1,874,352	\$ 1,688,147

* Limit calculation (legal)	Six percent of bond principal	\$ 20,250,000	6.0%	\$ 1,215,000
	Millage Revenue	\$ 84,400,000		
	Debt Service	\$ (35,976,660)		
+	Six percent of excess millage after debt service	\$ 48,423,340	6.0%	\$ 2,905,400
=	Maximum Administrative Expenditure over 30 years			\$ 4,120,400

	FY 04/05	FY 05/06	FY 06/07	FY 07/08	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
Limit on Administrative Expenditure															
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	\$ 1,763,754	\$ 1,647,529	\$ 1,516,588	\$ 1,353,292	\$ 1,192,326	\$ 1,050,272
Administrative Expenditure (from income statement)	\$ 118,217	\$ 292,600	\$ 149,860	\$ 197,621	\$ 184,925	\$ 178,892	\$ 160,442	\$ 120,044	\$ 129,966	\$ 116,225	\$ 130,941	\$ 163,296	\$ 160,966	\$ 142,054	\$ 186,205
Remainder	\$ 3,178,103	\$ 2,885,503	\$ 2,735,643	\$ 2,538,022	\$ 2,353,098	\$ 2,174,206	\$ 2,013,764	\$ 1,893,720	\$ 1,763,754	\$ 1,647,529	\$ 1,516,588	\$ 1,353,292	\$ 1,192,326	\$ 1,050,272	\$ 864,067

* Limit calculation (operating)	4.8% percent of bond principal	\$ 20,250,000	4.8%	\$ 972,000
	Millage Revenue	\$ 84,400,000		
	Debt Service	\$ (35,976,660)		
+	4.8% percent of excess millage after debt service	\$ 48,423,340	4.8%	\$ 2,324,320
=	Maximum Administrative Expenditure over 30 years			\$ 3,296,320

Comparision of Administrative Expenditures to Total Expenditures	FY 04/05	FY 05/06	FY 06/07	FY 07/08	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019
Total Expenditures (from income statement)	\$ 1,551,071	\$ 5,713,753	\$ 7,508,213	\$ 5,768,328	\$ 4,261,637	\$ 5,087,371	\$ 10,672,924	\$ 3,083,016	\$ 3,357,378	\$ 1,557,356	\$ 2,789,273	\$ 1,207,696	\$ 2,051,021	\$ 2,932,109	\$ 2,347,846
Total Administrative Expenditures (from income statement)	\$ 118,217	\$ 292,600	\$ 149,860	\$ 197,621	\$ 184,925	\$ 178,892	\$ 160,442	\$ 120,044	\$ 129,966	\$ 116,225	\$ 130,941	\$ 163,296	\$ 160,966	\$ 142,054	\$ 186,205
Percentage	7.6%	5.1%	2.0%	3.4%	4.3%	3.5%	1.5%	3.9%	3.9%	7.5%	4.7%	13.5%	7.8%	4.8%	7.9%