



## ***Washtenaw County Parks and Recreation Commission***

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### **MEMORANDUM**

**TO:** Washtenaw County Parks and Recreation Commission  
**FROM:** Robert L. Tetens, Director  
**DATE:** September 11, 2012  
**RE:** Recommendation: Hornback Property – Salem Township

### **Background**

In November 2011, a parcel of property located in Salem Township was referred to the Washtenaw County Natural Areas Preservation Program for consideration as part of Round 12. The property, originally submitted to the City of Ann Arbor Greenbelt Program, is owned by the Hornback Family, and comprises approximately 78 acres. The owners are interested in selling a conservation easement on approximately 73 acres of the property, retaining roughly 5 acres for a future homesite for their own use.

The Natural Areas Technical Advisory Committee, along with Parks and Recreation Commission staff, has visited the Hornback Property on a number of occasions. The property is located on the north side of Brookville Road, in the western portion of the township and contains a mixture of features, including mature woodlots and wetland areas. Approximately 30% of the property is currently in active agricultural use.

### **Discussion**

Preservation of the Hornback Property is a high priority for both the Ann Arbor Greenbelt and Salem Township. A collaborative or partnership approach has been proposed, with Salem Township, Ann Arbor Greenbelt Program and NAPP all contributing. The property owners have also expressed a willingness to participate in the partnership, offering a 10% reduction in the price of the conservation easement as their contribution.

An appraisal of the property has been prepared by Williams & Associates, Inc., identifying a value of \$321,000 for a conservation easement on 73 acres (approximately \$4,400 / acre). As currently considered, the City of Ann Arbor Greenbelt Program would contribute \$160,500 or 50% of the cost of the conservation easement and would be the holder of the easement. Salem Township and NAPP would each contribute \$64,200 or 20% each of the cost. The remaining 10% would be met through the reduced price offered by the property owner. In return for contributing 20% of the cost of the conservation easement, NAPP ensures the property is protected and also guarantees public access.

### **Recommendation**

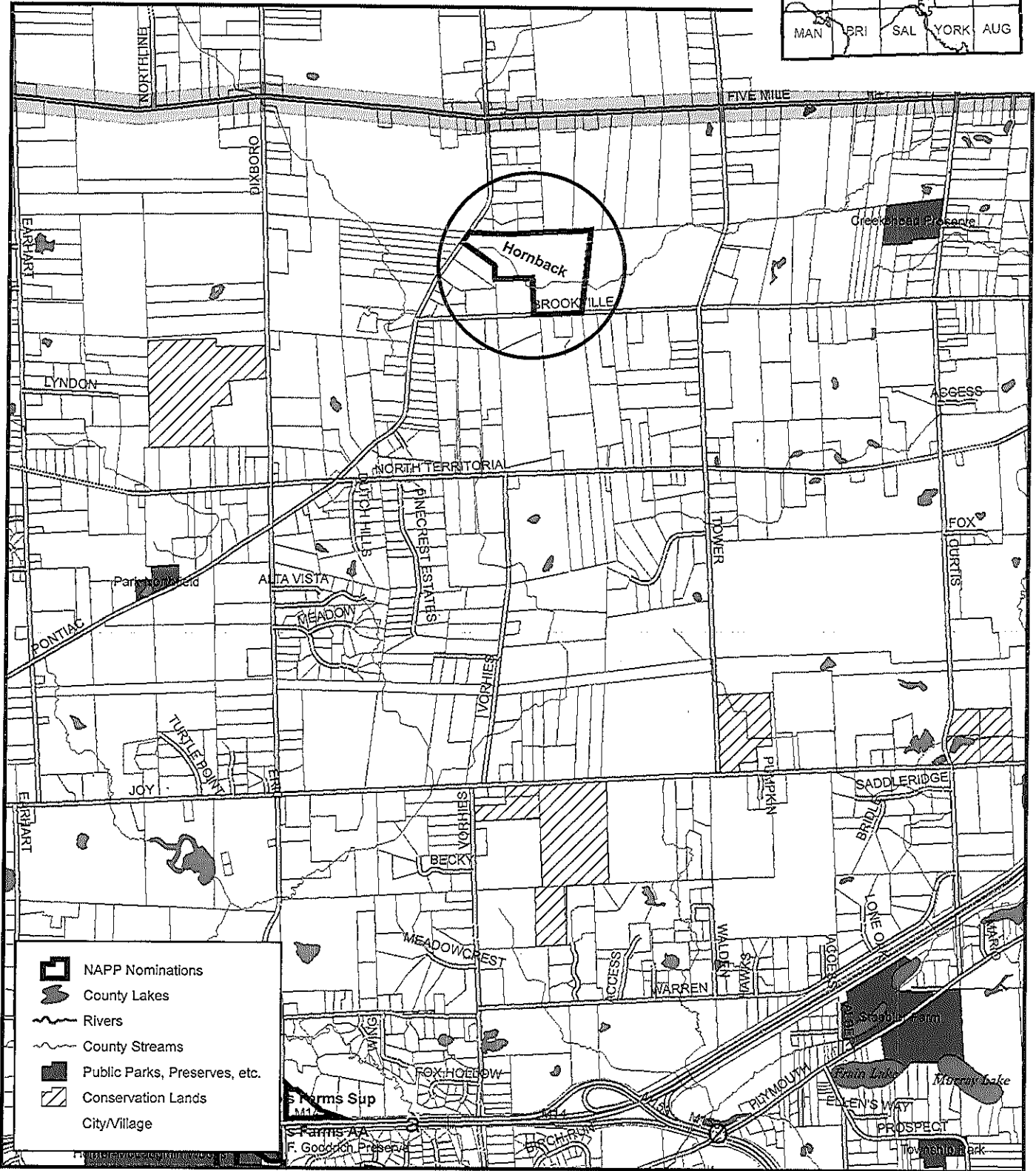
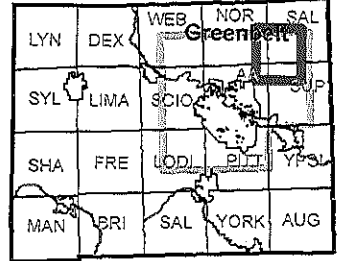
Based upon the review by both staff and the Natural Areas Technical Advisory Committee, it is my recommendation the Washtenaw County Parks and Recreation Commission authorize commitment of \$64,200 toward the purchase of a conservation easement on 73 acres of the Hornback Property (Salem Township), contingent upon completion of all necessary due diligence and final approval by the Parks and Recreation Commission.

Attachments

# NAPP Round 12: Local Area

Hornback Property  
Salem Township  
78 +/- acres

Washtenaw County  
Locator Map



Prepared by Washtenaw County Parks & Recreation Commission  
Source: Washtenaw County GIS

0 0.25 0.5 1 Miles

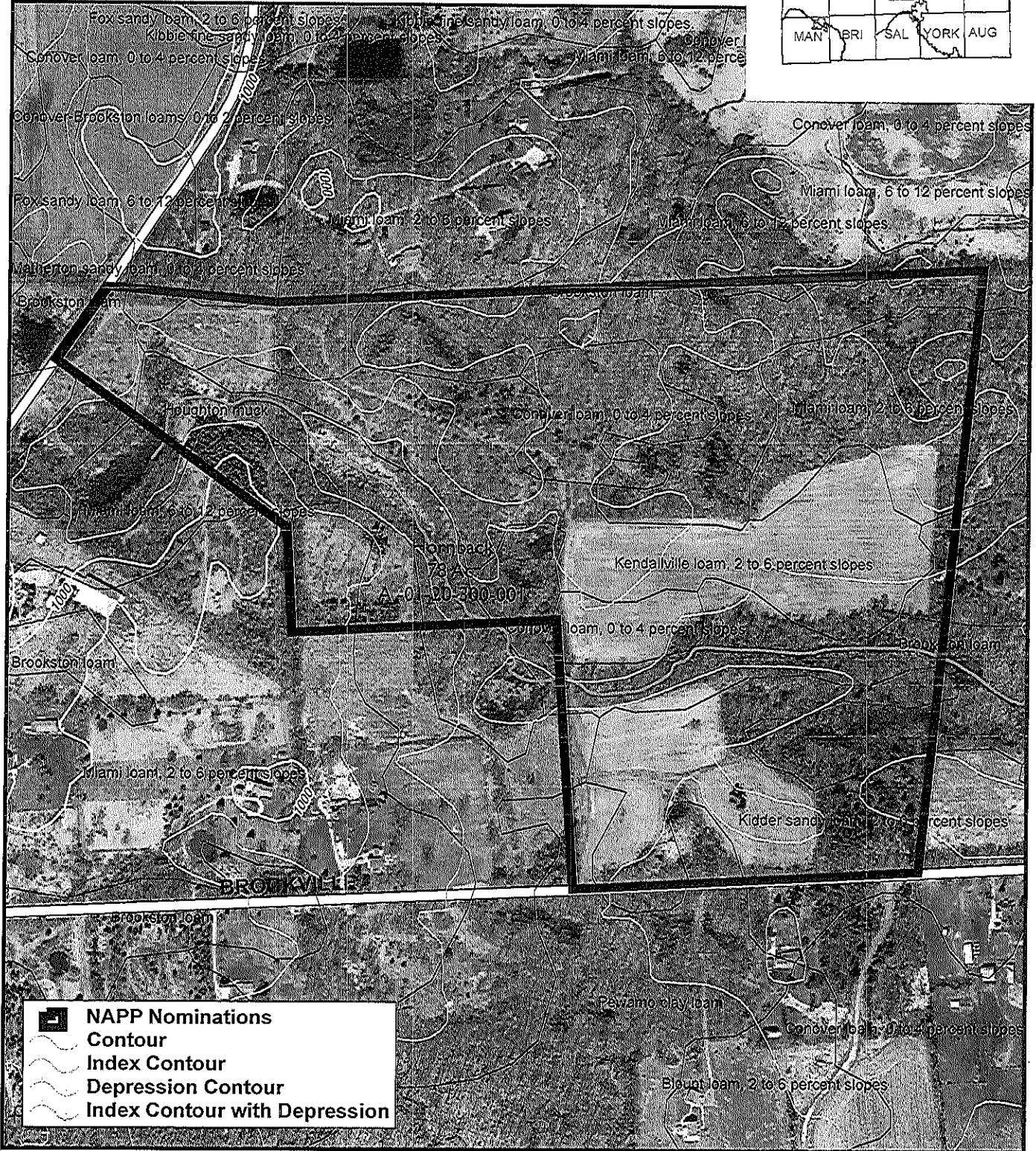


# NAPP Round 12: Aerial & Soils

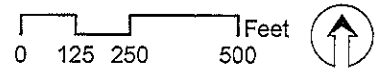
Hornback Property  
Salem Township  
78 +/- acres

Washtenaw County  
Locator Map

LYN	DEX	WEB	NOR	SAL
SYL	LIMA	SCIO	AA	SUP
SHA	FRE	LODI	PIT	YPS
MAN	BRI	SAL	YORK	AUG



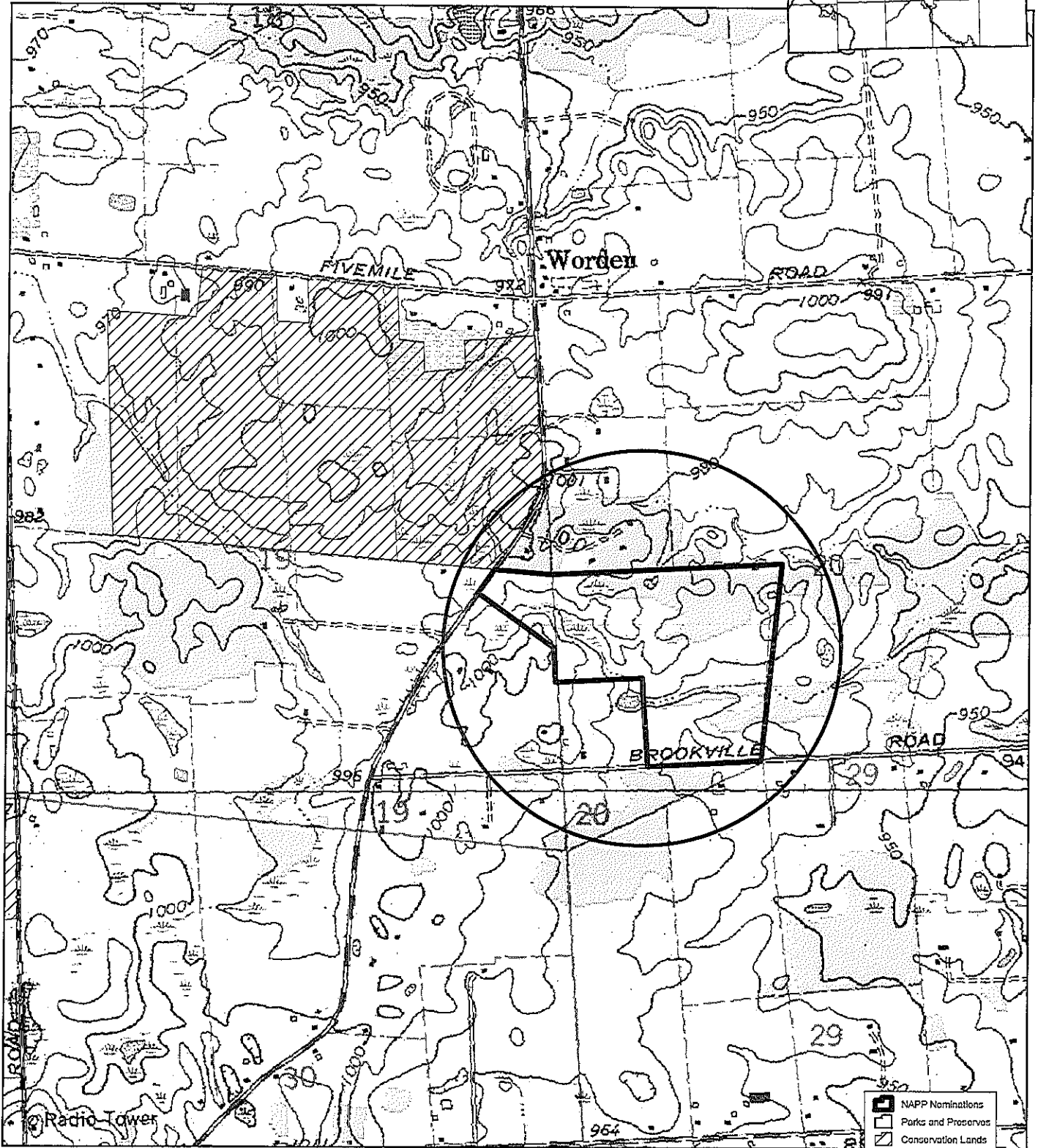
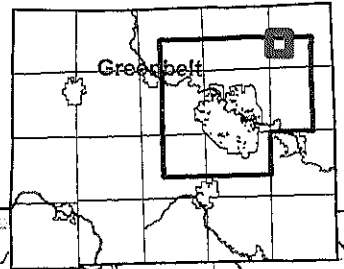
Prepared by Washtenaw County Parks & Recreation Commission  
2010 Aerial Photo; USGS Topographic Contours (1:24,000)



# NAPP Round 12: Topography

Hornback Property  
Salem Township  
78 +/- acres

Washtenaw County  
Locator Map



Prepared by Washtenaw County Parks & Recreation Commission  
USGS Topo Quad (7.5 minute series, 1:24,000)

0 500 1,000 2,000 Feet

