



Washtenaw County Parks and Recreation Commission

MEMORANDUM

TO: Washtenaw County Parks and Recreation Commission
THROUGH: Robert L. Tetens, Director
FROM: Agricultural Lands Preservation Advisory Committee (ALPAC)
DATE: February 12, 2013
SUBJECT: Recommendation for leveraging NAPP funds

Background:

Ordinance No. 128 established the Natural Areas Preservation Program (NAPP) to preserve and protect unique natural areas within Washtenaw County and charged the Parks and Recreation Commission with responsibility for implementing the program. The Ordinance also established the Agricultural Lands Preservation Advisory Committee (ALPAC) to serve as an advisory body to assist the Parks and Recreation Commission in determining whether it should purchase the Development Rights (PDR) on a particular parcel, as well as how much the County should pay for those rights.

Discussion:

In February 2012, the commission gave ALPAC permission to proceed with appraisals and discussions with landowners as necessary to make final acquisition recommendations for seven properties that had been identified as high priority using the scoring system approved by the Commission. ALPAC is currently in the process of pursuing PDR on three of these properties with leveraged funds; two other landowners declined to proceed. Two other landowners have expressed interest in proceeding with the pursuit of PDR:

Graichen Property	72 Acres	Superior Township
Heller Property	190 Acres	Lima Township

ALPAC would like to submit applications to the 2013 federal Farm and Ranch Lands Protection Program, which, if approved, could fund up to 49% of the cost of Purchase of Development Rights on these properties. Such significant leverage would allow ALPAC to spread funds to protect more farmland properties in Washtenaw County.

Parks staff previously commissioned appraisals on these properties, which is required prior to submittal to the federal program. Submittal for funding does not commit the Parks and Recreation Commission to acquiring the development rights on this property. However, the deadline for submittal is March 8, so time is of the essence.

Recommendation:

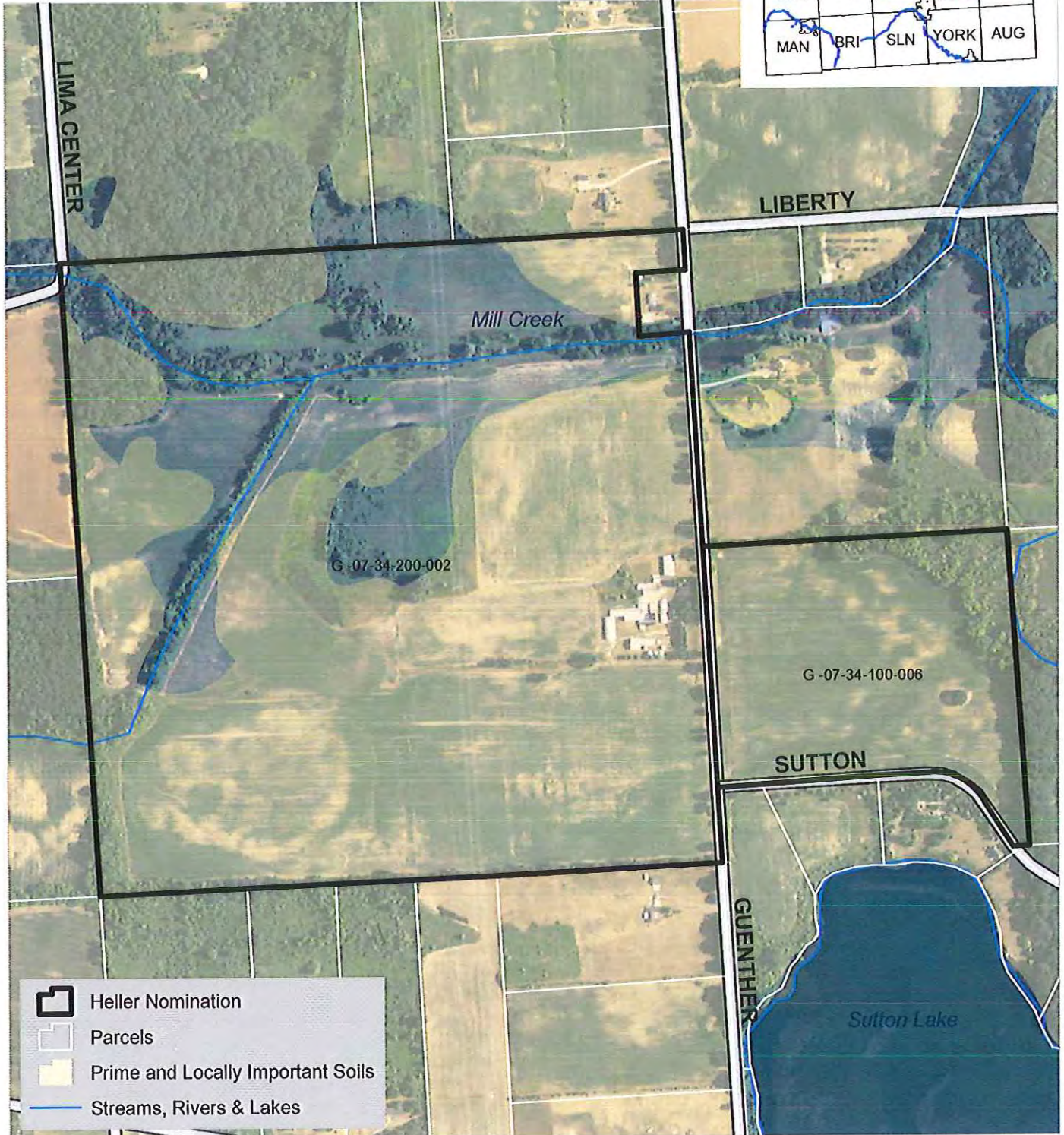
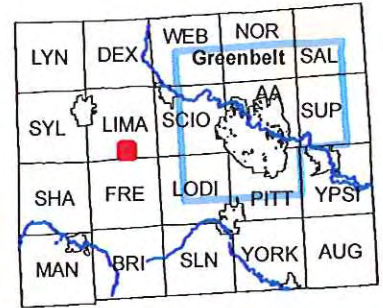
ALPAC recommends that, in order to maximally leverage the funding in this program, the Graichen property and Heller property be proposed for 2013 Federal Farm and Ranch Lands Protection Program funding, and that staff be authorized to perform any necessary due diligence to strengthen the applications.

Attachments

NAPP Round 12 (Farmland): Aerial & Soils

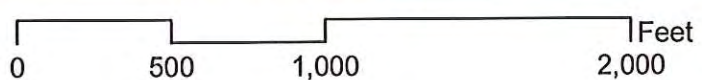
Else Heller
 Lima Township
 190 +/- acres total
 144 +/- acres prime and locally important soils

Washtenaw County
 Locator Map



- Heller Nomination
- Parcels
- Prime and Locally Important Soils
- Streams, Rivers & Lakes

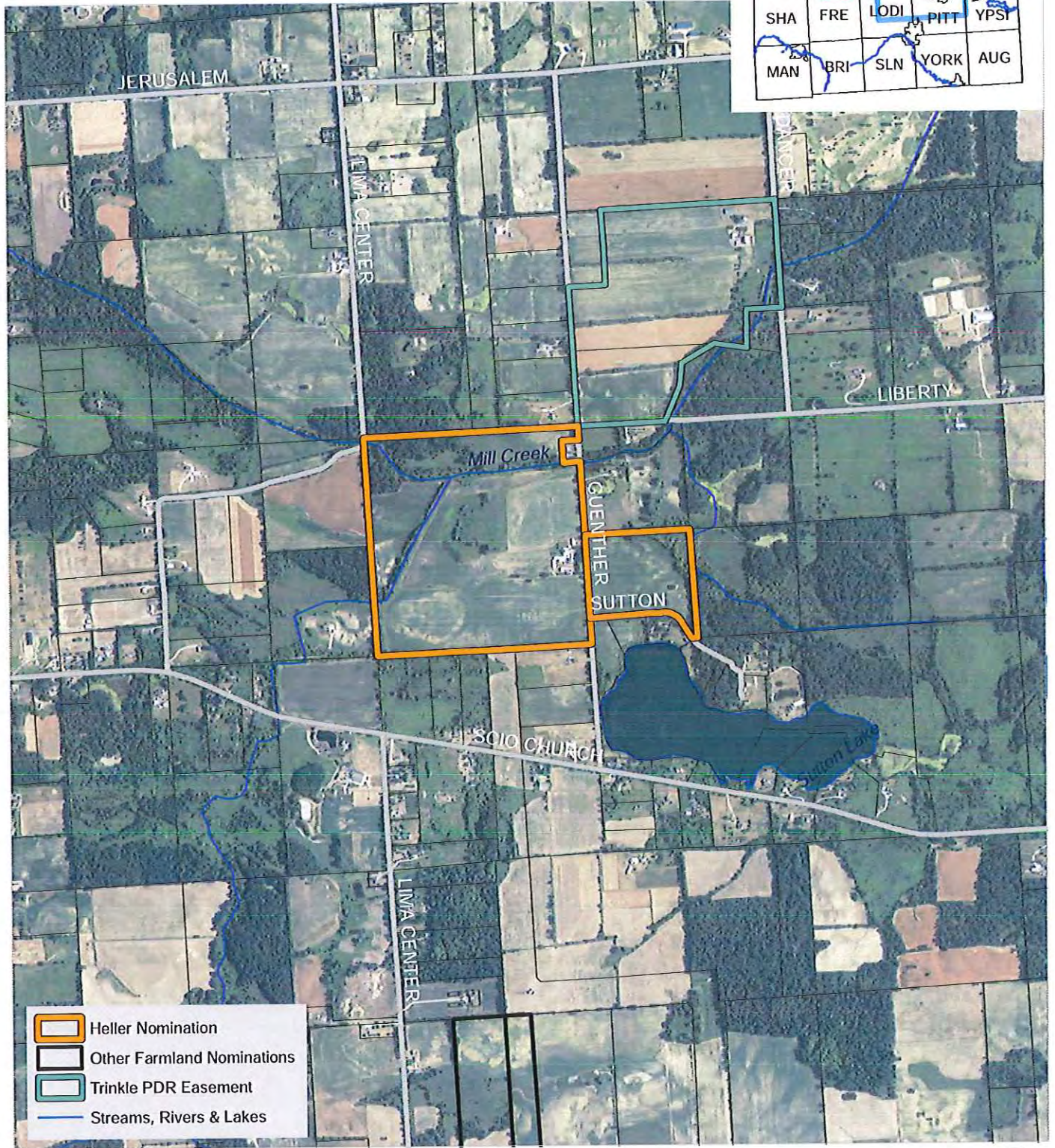
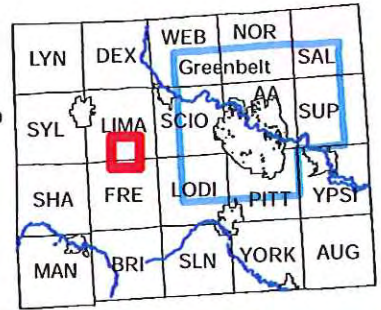
Prepared by Legacy Land Conservancy for
 Washtenaw County Parks & Recreation Commission
 2012 Aerial Photo; NRCS Soils Data





NAPP Round 12 (Farmland): Local Area

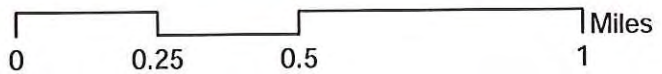
Else Heller
 Lima Township
 190 +/- acres total

Washtenaw County
 Locator Map



-  Heller Nomination
-  Other Farmland Nominations
-  Trinkle PDR Easement
-  Streams, Rivers & Lakes

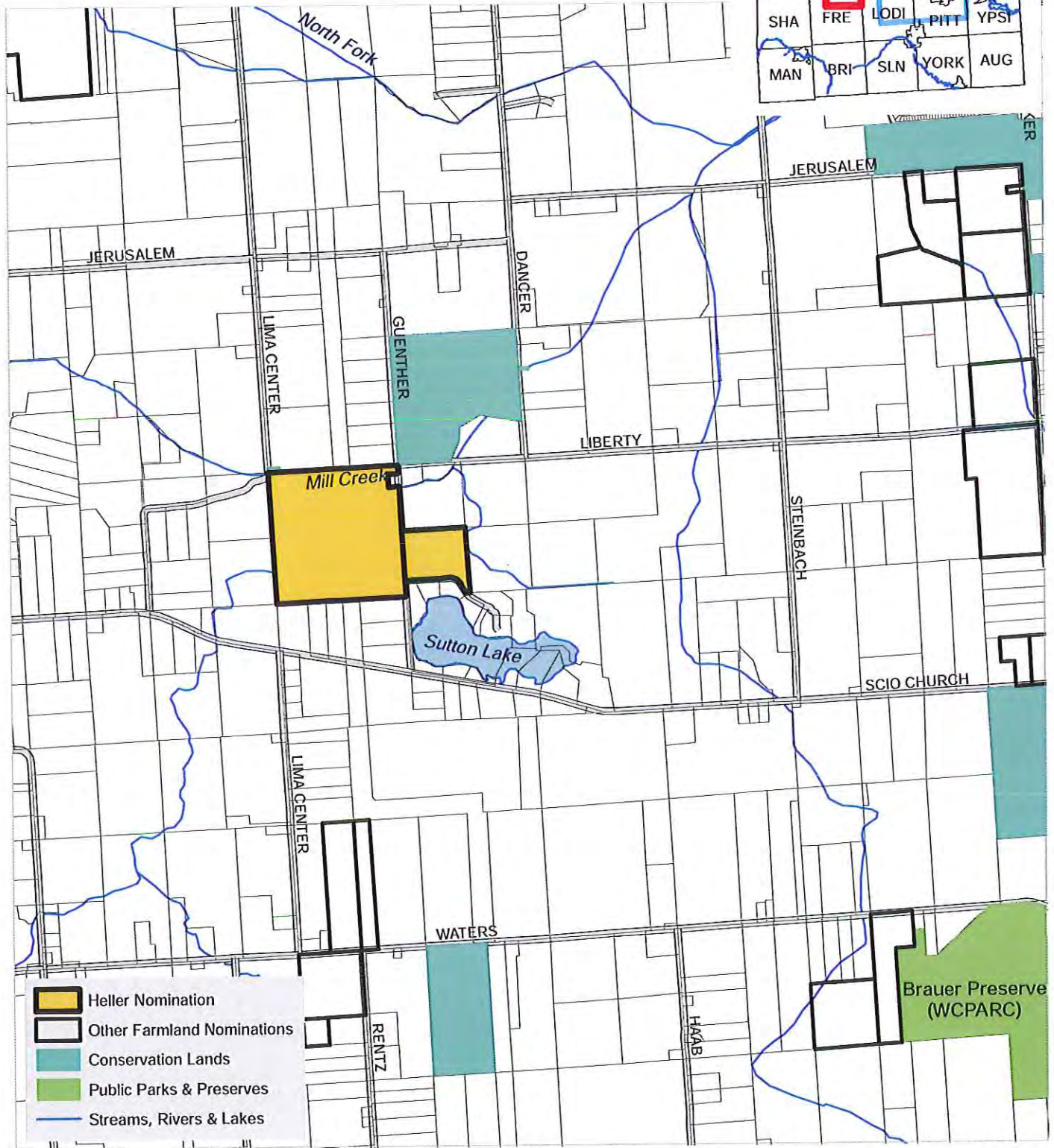
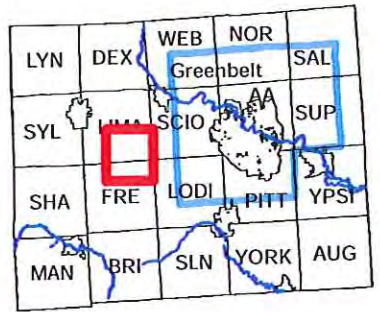
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 2012 Aerial Photograph



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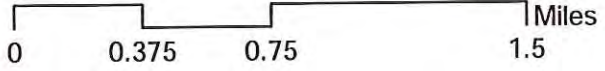
Else Heller
 Lima Township
 190 +/- acres total

Washtenaw County
 Locator Map



- Heller Nomination
- Other Farmland Nominations
- Conservation Lands
- Public Parks & Preserves
- Streams, Rivers & Lakes

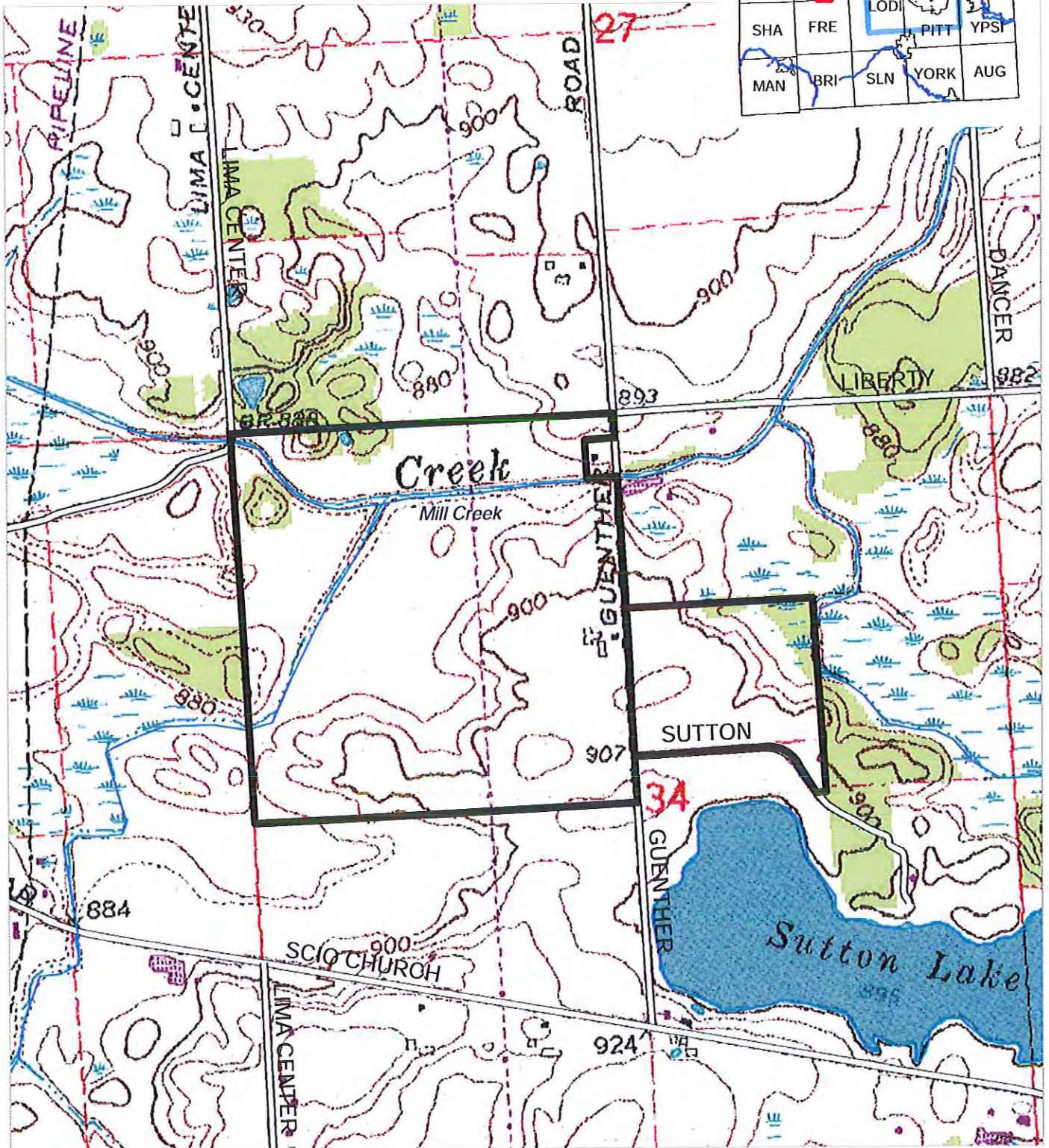
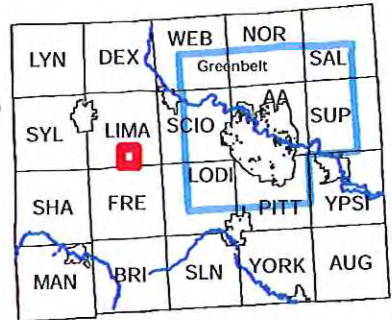
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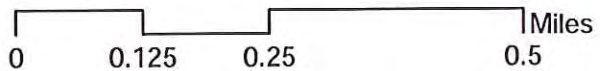
NAPP Round 12 (Farmland): Topography

Else Heller
 Lima Township
 190 +/- acres total

Washtenaw County
 Locator Map



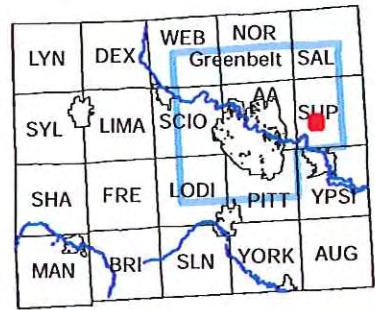
Prepared by Legacy Land Conservancy for
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 USGS Topo Quad (7.5 minute series; 1:24,000)



NAPP Round 12 (Farmland): Aerial & Soils

Robert and Opal Graichen
 Superior Township
 74 +/- acres total
 74 +/- acres prime and locally important soils

Washtenaw County
 Locator Map



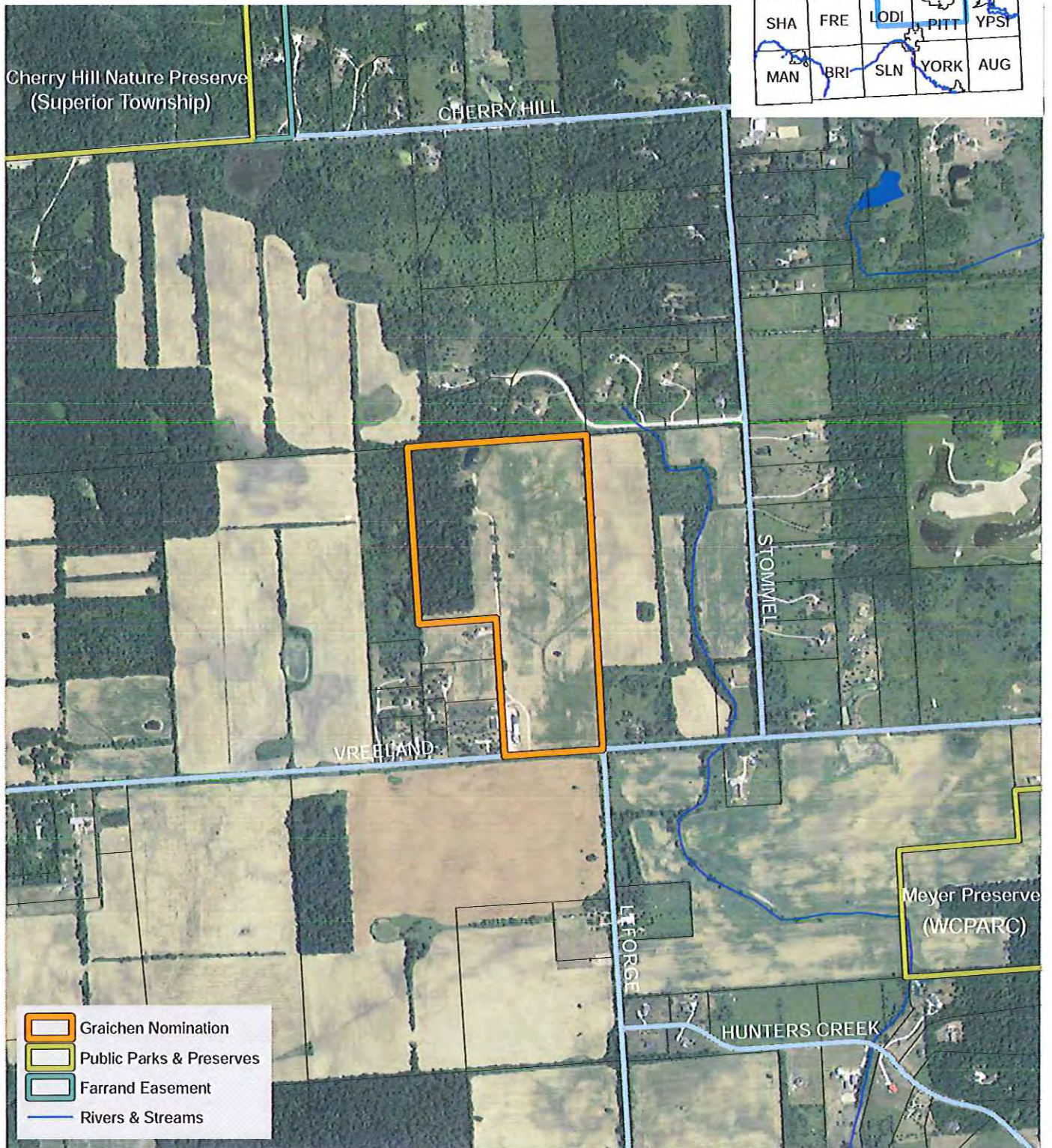
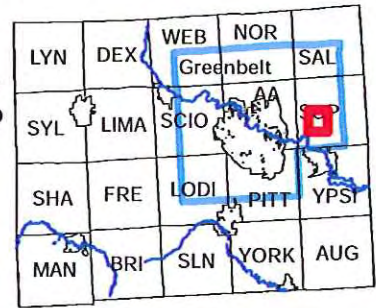
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NAPP Round 12 (Farmland): Local Area

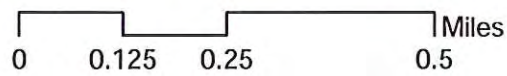
Robert & Opal Graichen
 Superior Township
 74 +/- acres total

Washtenaw County
 Locator Map



- Graichen Nomination
- Public Parks & Preserves
- Farrand Easement
- Rivers & Streams

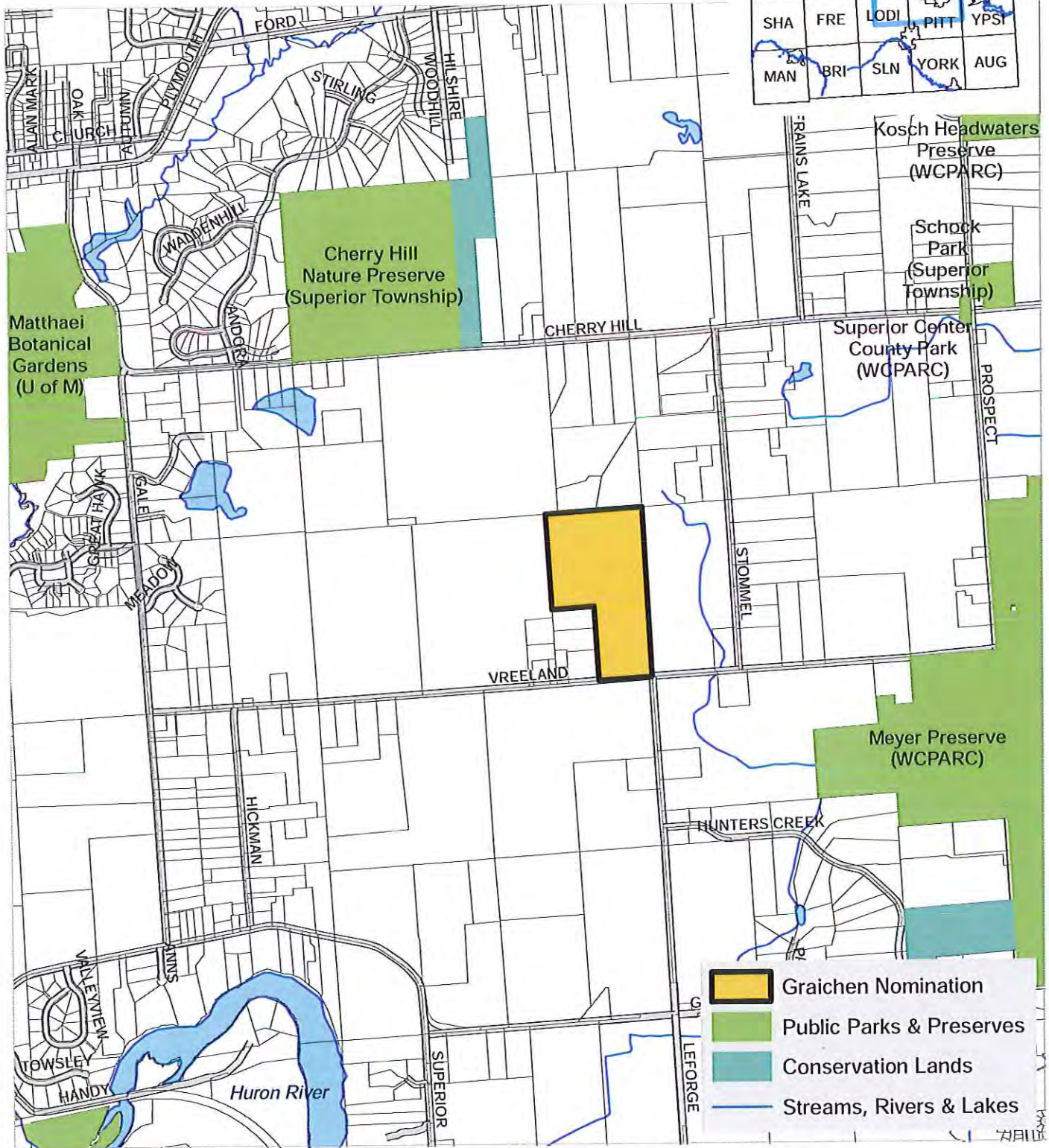
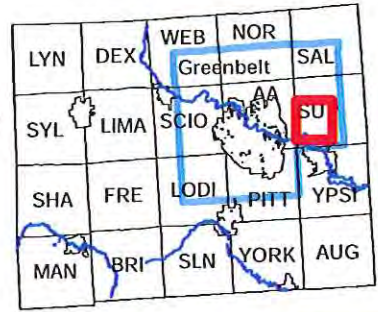
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 2012 Aerial Photograph



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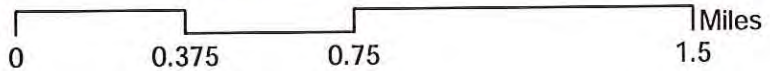
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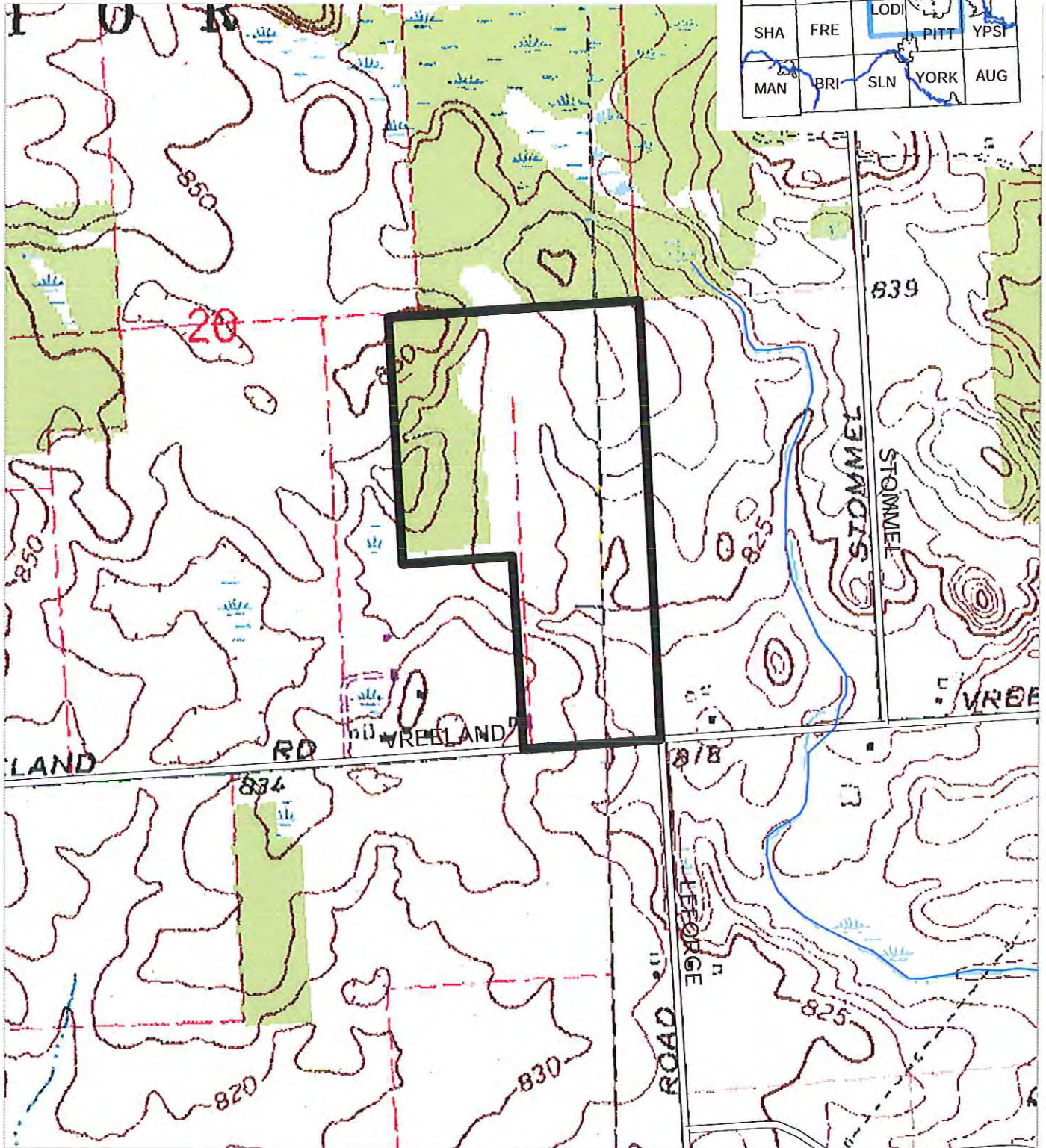
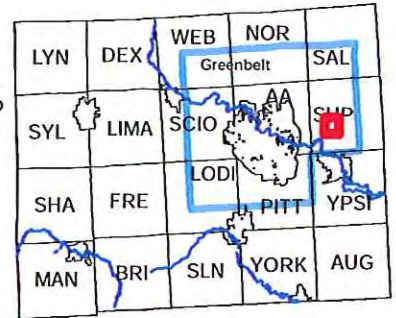
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