



## Washtenaw County Parks and Recreation Commission

### MEMORANDUM

**To:** Washtenaw County Parks and Recreation Commission  
**From:** Robert L. Tetens, Director  
**Date:** August 13, 2013  
**Re:** Primeau Property, 66 acres – Freedom Township

#### Background

In July 2012, a property located in Freedom Township was nominated for consideration by the Washtenaw County Natural Areas Preservation Program as part of Round 12. The property is comprised of two parcels totaling approximately 66 acres and is located in the northeast portion of the Township.

The Natural Areas Technical Advisory Committee, along with Parks and Recreation Commission staff, visited the Primeau Property on a number of occasions. The site visits identified a property exhibiting a diversity of land types. The parcel is split by a perennial stream which is a tributary to Mill Creek. It exhibits steep slopes, reaching an elevation of 950 feet in the northeast portion. The higher elevation is characterized by a high quality woodlot. The lower elevations contain wetland areas associated with the stream. The southernmost portion of the property is currently in active agricultural use. An interesting aspect of the property is its proximity to the Brauer Preserve, located less than a ½ mile to the east. The Natural Areas Technical Advisory Committee identified the Primeau Property as a high priority property for acquisition.

Both the Primeau Property and the Brauer Preserve are ranked as “high value” areas on the Bioreserve Map prepared by the Huron River Watershed Council. The Bioreserve Map uses criteria such as size, presence of wetlands, rivers or lakes and the potential to harbor a high diversity of ecosystems to rank areas based on the ecological services they provide. HRWC worked with staff at the University of Michigan School of Natural Resources and Environment to develop the ranking system. Protection of the Primeau Property will ensure this high quality environment is preserved.

#### Discussion

As required, the following due diligence investigations have been conducted:

- An appraisal, prepared by Bosserd Appraisal Services, LLC, identified a value of \$420,000 or approximately \$6,363 per acre.

- A Phase 1 Environmental Site Assessment prepared by Mannik & Smith Group, Inc., found no evidence of recognized environmental concerns.
- A boundary survey was prepared, including legal description and sealed survey drawing.

### **Recommendation**

Based upon the review by the Natural Areas Technical Advisory Committee and staff it is my recommendation that the Washtenaw County Parks and Recreation Commission authorize purchase of the Primeau Property (Freedom Township) at a price of \$420,000.

Attachments