



Washtenaw County Parks and Recreation Commission

MEMORANDUM

TO: Washtenaw County Parks and Recreation Commission
FROM: Robert L. Tetens, Director
DATE: February 11, 2014
RE: **Final Recommendation: Rogers Property – Salem Township**

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 directed 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 on a particular parcel, as well as how much the County should pay for those rights.

In 2011, three parcels in York Township were nominated for consideration by NAPP. The parcels are owned by the Rogers family, comprising approximately 157 acres. The property is located on the east and west sides of Saline-Milan Road at Judd Road. As primarily farmland, the property was reviewed by ALPAC. Participation by Washtenaw County Parks & Recreation with Legacy Land Conservancy in acquisition will: 1) establish an agricultural conservation agreement between the landowner and Legacy Land Conservancy to keep the land in agriculture in perpetuity, 2) maintain the private ownership of the land and 3) bring the existing block of adjacent protected agricultural land to approximately 725 acres.

Discussion:

In addition to being submitted to NAPP, Rogers also approached Legacy Land Conservancy, which holds two other agricultural conservation easements on his property. In February 2012, ALPAC presented the Rogers property to the Parks and Recreation Commissioners as one of highest priority for protection. ALPAC, Parks and Recreation Staff, and Legacy staff agreed that, since they already held easements on portions of the Rogers property, Legacy Land Conservancy should ultimately hold the Rogers easement, with ALPAC as a financial partner. Legacy Land Conservancy sought and received a federal Farm and Ranch Lands Protection Program (FRPP) grant in 2012 for 39% of the cost of development rights on the parcels.

Requisite due diligence procedures have been completed by Legacy Land Conservancy. A Phase I ESA investigation found NO evidence of recognized environmental conditions existing on the property. An ALTA survey has been completed. An August, 2013 appraisal of the property, commissioned by Legacy Land Conservancy and prepared by Tom Bosserd of Bosserd Appraisal Services, L.L.C., identified the value of the conservation easement as \$227,524. The Rogers FRPP award will fund 39% of this value, and Kendall Rogers will donate approximately 19% of that value.

Recommendation:

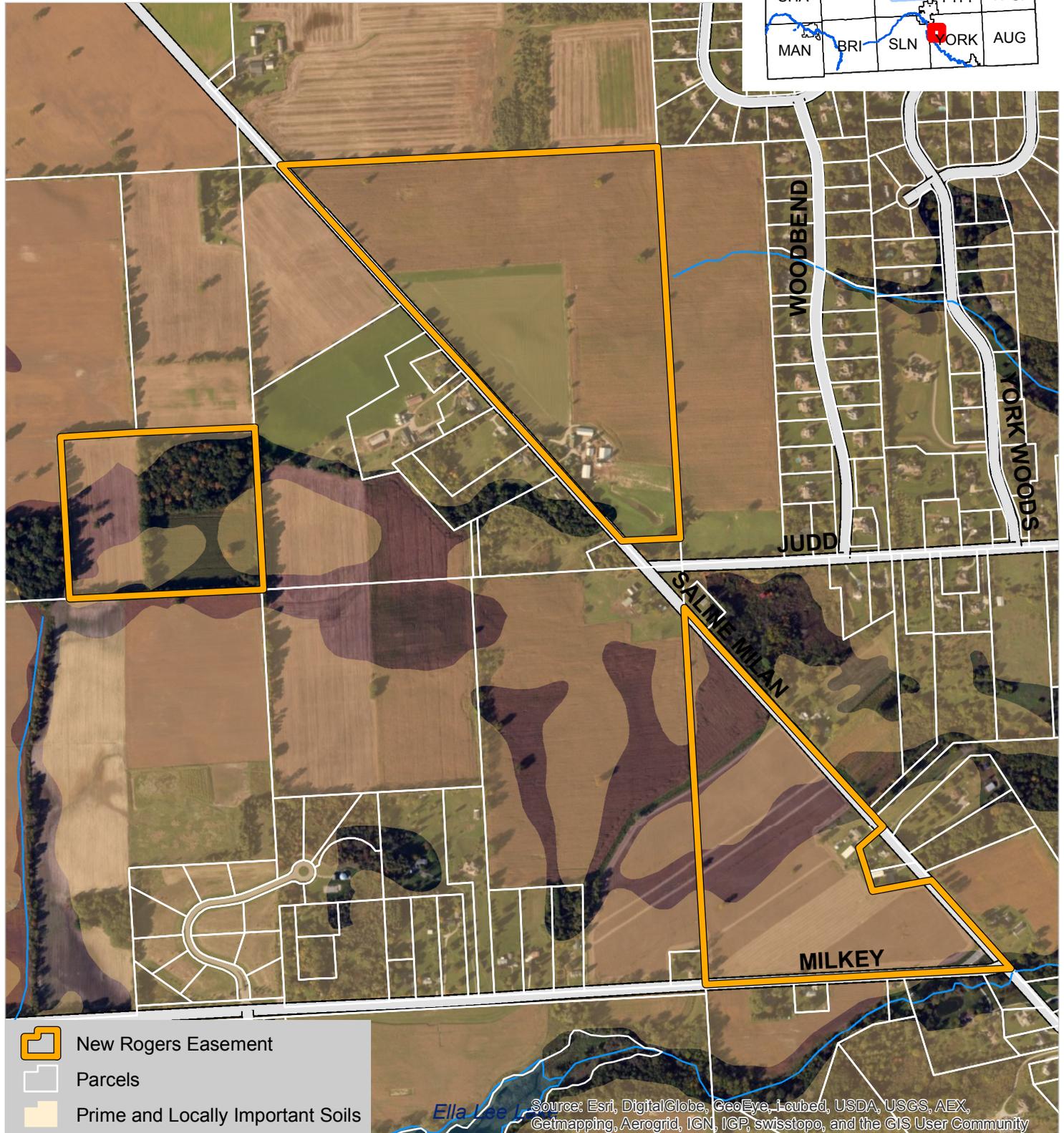
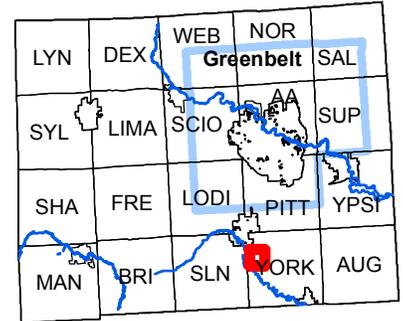
At the January 2014 meeting ALPAC recommended the Washtenaw County Parks and Recreation Commission contribute \$95,731 to the purchase of a conservation easement on the Rogers Property (York Township), said conservation easement to be held by Legacy Land Conservancy.

Attachments

NAPP Round 14 (Farmland): Aerial & Soils

Kendall Rogers
York Township
157 +/- acres total
125 +/- acres prime and locally important soils

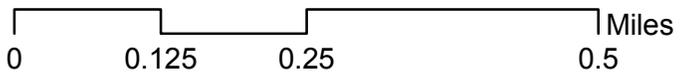
Washtenaw County
Locator Map



- New Rogers Easement
- Parcels
- Prime and Locally Important Soils

Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

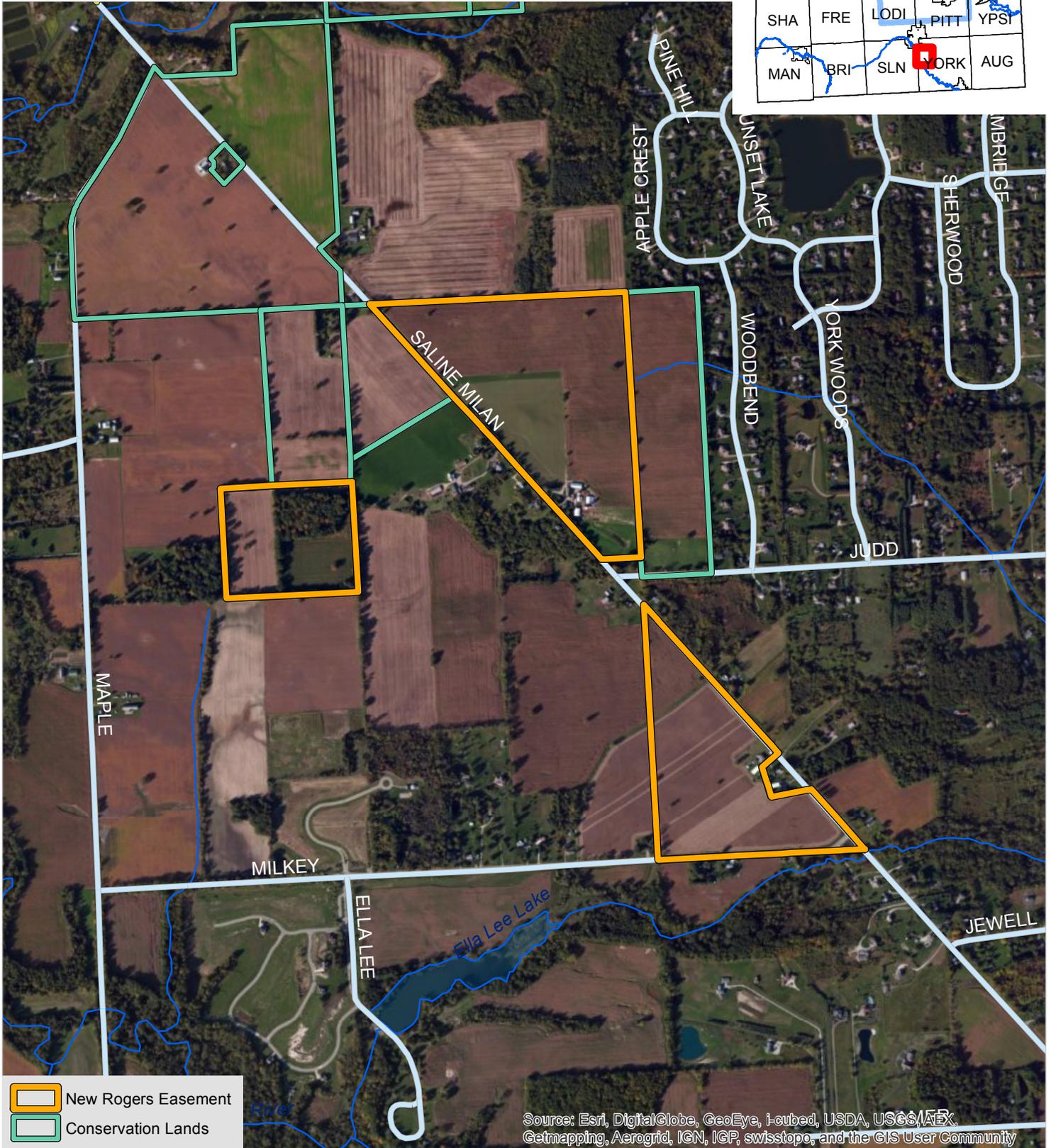
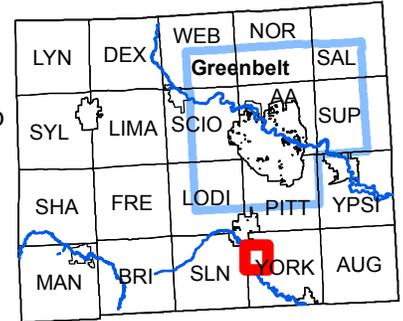
Prepared by Legacy Land Conservancy for
Washtenaw County Parks & Recreation Commission
2012 Aerial Photo; NRCS Soils Data



NAPP Round 14 (Farmland): Local Area

Kendall Rogers
 York Township
 157 +/- acres total

Washtenaw County
 Locator Map



- New Rogers Easement
- Conservation Lands

Source: Esri, DigitalGlobe, GeoEye, i-cubed, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Prepared by Legacy Land Conservancy for
 Washtenaw County Parks & Recreation Commission
 2012 Aerial Photograph



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