

FY 2017 Annual Report
Webster Township Farmland and Open Space Preservation Board
10 April 2017

Farmland and Open Space Preservation Board Members

Voting Members: Supporting Personnel:

John Westman, Chair Barry Lonik, Consultant
Susan Cooley
Tom Bloomer
Jean Cares

Gerry Nordblom

Report Contents:

As required by Webster Township Ordinance #2005-1, this report contains the following information:

- List of all parcels from which developments rights were acquired along with details
- Map showing acquired lands and parcels preserved by other governmental entities
- List of the number of applications made, number unsuccessful and categorical reasons why they were not accepted.

The Webster Township Farmland and Open Space Preservation (FOSP) program has been in existence since September, 2005. The program was initially funded by township voters in August, 2005 through a five-year property tax millage of 0.5 mills for the purchase of development rights (PDR) on farmland and open space within the township. The millage was renewed for five years in November, 2009 and for ten years in November, 2014. The total amount generated from the millages to date is just over \$2 million.

List of all parcels from which developments rights were acquired along with details: Through March 31, 2017, the FOSP program has received 54 applications covering a total of 4,105 acres. Nineteen projects (35% of applications) involving township millage funds have been completed. Of those, the township holds the

conservation easement on twelve properties.

Four projects closed in FY 2017:

- James Hall Trust: Section 34, 100 acres. Township contribution \$25,860, Washtenaw County matching grant \$116,370, Ann Arbor Greenbelt matching grant \$116,370
- Agnes Sullivan Trust: Sections 29 & 32, 84 acres. Township contribution \$39,456, federal Agricultural Conservation easement matching grant \$179,095, landowner discount \$12,574, Washtenaw County (easement grantee) contribution \$210,934
- Loren & Deborah Estleman: Section 4, 106 acres. Township contribution \$89,400, Washtenaw County matching grant \$357,600, landowner discount \$233,000
- Charles Estleman: Section 9, 77 acres. Township contribution \$64,600, Washtenaw County matching grant \$258,400, landowner discount \$169,800.

Millage funds have contributed to protecting 1,634 acres, or 40% of nominated acreage. Approximately 31% of the protected acres are in natural features (woods, ponds and wetlands). Administrative costs for the FOSP program are 12% of total expenditures, with just under one-half of that amount spent on the wages of program consultant Barry Lonik; the other half is the cost for appraisals, surveys, environmental assessments and legal review. That means 88% of millage proceeds have been directly spent on conservation easement purchases. See the attached tables for further detail and the attached protected lands map for locations of projects.

With all matching fund sources included, Webster Township's contribution to completed projects is about 16% of total appraised value, meaning funds have been leveraged at a rate of greater than 5:1. The largest source of matching funds has been the federal Agricultural Conservation Easement Program (ACEP, formerly FRPP) which has provided nearly \$3.9 million, while the Ann Arbor Greenbelt program has provided over \$3 million. The Washtenaw County Natural Area Preservation Program was a funding partner for the first time this fiscal year, contributing to all four completed projects for a total of \$943,000, and landowners have discounted the sale price by nearly \$1.6 million. All together matching funds total over \$9.6 million.

The FOSP Board continues to meet monthly and is actively pursuing several more projects. Two properties were successful applicants for ACEP in 2016; both are

scheduled to close by Summer. Two more properties were submitted to ACEP in February, 2017; word on awards is expected this Summer. Several additional properties are being pursued through other funding sources, and installment payments have been employed to minimize general fund loans. The FOSP Board has earmarked \$10,000 per easement to serve as a legal defense fund and to cover annual monitoring costs for the twelve easements held.

Listing of the number of applications made, number unsuccessful and categorical reasons why they were not accepted: Total Applications = 54

Table 1: Status of Applications Which Remain Confidential

Project Status	# of Applications	Combined Acreage
<u>Still Being Considered:</u>		
Property currently being pursued	6	631
Property of interest but not actively pursued	7	826
<u>Unsuccessful Applications:</u>		
Property scores low, no matching funds or offer rejected	22	1,014

WEBSTER TOWNSHIP FARMLAND AND OPEN SPACE PRESERVATION PROGRAM
EXPENDITURES AND COMMITMENTS -- through 3/31/17

<u>Project (Acres)</u>	<u>Agricultural</u>	<u>Natural/Open Space</u> (easement donation)	<u>Non-acquisition Costs*</u>	<u>TOTAL EXPENDITURES</u>
Nordblom (23)	177,500.00			
Smyth (100)	110,000.00			
Merkel (145)	200,000.00			
Nixon (265)	77,000.00			
Webster Church (94)	285,090.00			
Mast (78)	59,675.00			
Ledwidge (65)	243,760.00			
Kathleen Sullivan (77)	50,000.00			
Whitney (142)	0.00			
Farrell (75)	163,800.00			
Krupp (75)		0.00		
Munson (7)				
Wylie (61)	119,350.00			
Wylie (40)	78,400.00			
Wolf/Sheldon (20)	2,000.00	25,860.00		
Hall (100)				
Agnes Sullivan (84)	39,456.00			
Loren & Deb Estleman (106)		89,400.00		
Charles Estleman (77)		64,600.00		
Total Webster funds	\$1,606,031.00	\$179,860.00	\$246,388.00	\$2,032,279.00
Total acres protected: 1,634	1,314 acres	320 acres	12%	
Total acres nominated: 4,105				
Percent protected: 40%				

*Non-acquisition costs are a total of program consultant wages, legal fees, professional services and other budgeted items since program initiation

WEBSTER TOWNSHIP PROJECTS--VALUES AND LOCAL SHARE

	<u>Total Property Value</u>	<u>Webster Share</u>	<u>Percentage</u>	<u>Note</u>
Nortblom	265,000	0	0%	CE donation
Smyth	945,000	177,500	19%	
Makel	1,360,000	110,000	8%	
Nixon	2,061,000	200,000	10%	
Webster Church	776,500	77,000	10%	
Mast	559,000	285,090	51%	
Ledwidge	468,039	59,675	13%	
Kathleen Sullivan	554,000	243,760	44%	
Whitney	1,047,222	50,000	5%	
Farrell	444,000	0	0%	
Krupp	409,500	163,800	40%	
Munson	20,000	0	0%	
Wylie N	385,000	119,350	31%	
Wylie S	196,000	78,400	40%	
Wolf/Sheldon	54,000	2,000	4%	
Hall	258,600	25,860	10%	
Agnes Sullivan	442,059	39,456	9%	
Loren & Deb Estleman	680,000	89,400	13%	
Charles Estleman	492,800	64,600	13%	
TOTAL	\$11,417,720	\$1,785,891	16%, or >5.1	

WEBSTER TOWNSHIP FUNDS LEVERAGE

<u>Project</u>	<u>Amount</u>	<u>Source</u>
Smyth	\$767,500	FRPP (\$355,000), Ann Arbor Greenbelt (\$177,500), landowner donation (\$235,000)
Merkel	1,250,000	FRPP (\$680,000), Ann Arbor Greenbelt (\$570,000)
Nixon	1,861,000	FRPP (\$1,030,500), Ann Arbor Greenbelt (\$830,500)
Nordblom	265,000	landowner donation (\$265,000)
Webster Church	699,500	Ann Arbor Greenbelt (\$536,000), landowner donation (\$163,500)
Mast	273,910	FRPP (\$218,010), landowner donation (\$55,900)
Lehwick	408,364	FRPP (\$182,535), Ann Arbor Greenbelt (\$179,025), landowner donation (\$46,804)
Kathleen Sullivan	310,240	FRPP (\$216,060), landowner donation (\$94,180)
Whitney	997,222	FRPP (\$408,416), Ann Arbor Greenbelt (\$588,806)
Farnell	444,000	FRPP (\$173,160), private donation (\$159,840), landowner donation (\$111,000)
Krupp	245,700	FRPP (\$159,705), landowner donation (\$85,995)
Munson	20,000	private donation (\$20,000)
Wylie N	265,650	FRPP (\$188,650), landowner donation (\$77,000)
Wylie S	117,600	FRPP (\$96,040), landowner donation (\$21,560)
Wolff/Sheldon	52,000	Ann Arbor Greenbelt (\$45,500), landowner donation (\$6,500)
Hall	232,740	Ann Arbor Greenbelt (116,370), Washlenaw County Parks (\$116,370)
Agnes Sullivan	402,603	Washlenaw County Parks (\$210,934), ACEP (\$179,095), landowner donation (\$12,574)
Loren & Deb Estleman	590,600	Washlenaw County Parks (\$357,600), landowner donation (\$233,000)
Charles Estleman	428,200	Washlenaw County Parks (\$258,400), landowner donation (\$169,800)

TOTAL \$9,631,829

Landowner donation: \$1,577,813

FRPP/ACEP: \$3,887,171

Greenbelt: \$3,043,701

private donations: \$179,840

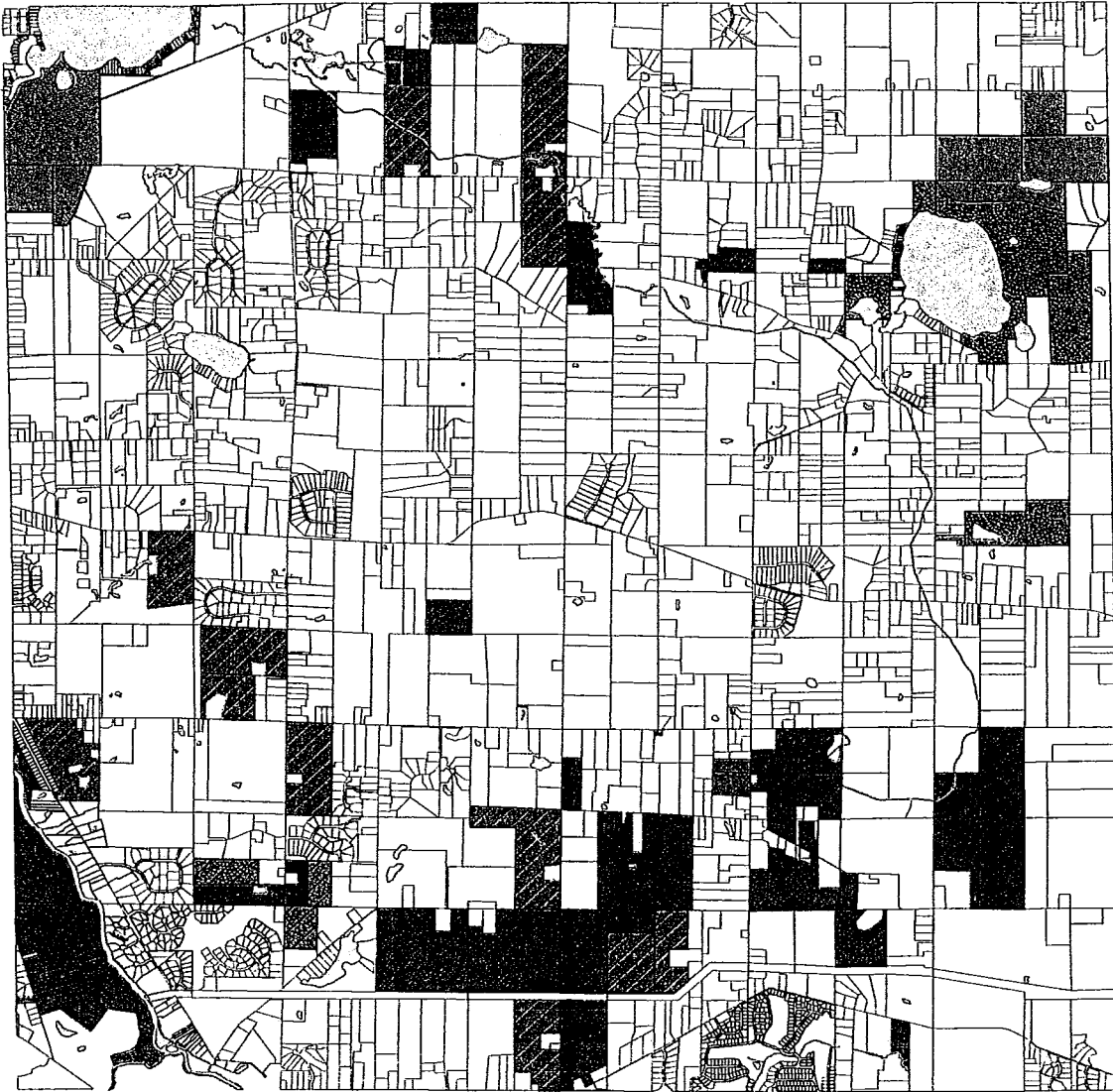
Washlenaw County: \$943,304

FRPP was the federal Farm and Ranchlands Protection Program

ACEP is the federal Agricultural Conservation Easement Program








NATURAL FEATURES ON PROTECTED PROPERTIES

<u>Property</u>	<u>Total Acres</u>	<u>Woods</u>	<u>Wetlands/Ponds</u>	<u>Total NatFeats</u>	<u>%</u>
Merkel	145	10	4	14	10
Nixon	265	14	2	16	6
Nordblom	23	6	8	14	61
Smyth	100	20	3	23	23
WUCC	94	20	20	40	43
Mast	78	0	5	5	6
Ledwidge	65	8	3	11	17
Kathleen Sullivan	77	5	8	13	17
Whitney	142	30	19	49	35
Farrell	75	4	25	29	39
Krupp	75	10	23	33	44
Munson	7	3	4	7	100
Wylie N	61	2	8	10	16
Wylie S	40	13	5	18	45
Wolf/Sheldon	20	0	2	2	10
Hall	100	50	0	50	50
Agnes Sullivan	84	0	5	5	6
Loren & Deb Estleman	106	44	40	84	79
Charles Estleman	77	35	42	77	100
TOTAL	1,634	274	226	500	31%



Webster Township Protected Lands Map

Legend

-  Ann Arbor Greenbelt
-  Huron Clinton Metro Authority
-  Legacy Land Conservancy
-  Private Open Lands- Base Lake
-  Private Open Lands-UM
-  Washtenaw County Parks
-  Funded Webster Millage Proceeds

