



Washtenaw County Parks and Recreation Commission

NOTICE OF MEETING

Date: June 10, 2025

Time: 2:00 p.m.

Location: Sharon Mills County Park, 5701 Sharon Hollow Rd., Manchester, MI 48158

AGENDA

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Approval of the Minutes**
 - A. May 13, 2025 Meeting (attached, pp. 1-4/action item)
- 4. Public Comment**
- 5. Communications, Projects & Activities** (attached, pp. 5-10/action item)
- 6. Financial & Recreation Reports – May 2025**
 - A. Claims Reports (attached, p. 11/action item)
 - B. Fund Balance Reports (attached, pp. 12-15/action item)
 - C. Revenue Reports (attached, pp. 16-19/action item)
- 7. Old Business**
 - A. B2B – Parks Fund Contribution to Trail Development & Maintenance (attached, pp. 20-22/action item)
 - B. NAPP – Beaty Conservation Easement Final Approval (attached, pp. 23-25/action item)
 - C. Main Street Park Alliance Partnership Contribution (attached, pp. 26-29/action item)
 - D. Other Old Business
- 8. New Business**
 - A. Director's Comments & Project Updates (attached, pp. 30-32/action item)
 - B. NAPP – N. Weidmayer Conservation Easement Sales Contract (attached, pp. 33-35/action item)
 - C. NAPP – Esch Partnership Final Approval (attached, pp. 36-41/action item)
 - D. Other New Business
- 9. Commissioners Comments**
- 10. Adjournment**

Washtenaw County will provide necessary reasonable auxiliary aids and services, such as signers for the hearing impaired and audio of printed materials being considered at the meeting, to individuals with disabilities at the meeting upon 7-day notice to Washtenaw County. Individuals requiring auxiliary aids or services should contact the County of Washtenaw by writing or calling the following: Human Resources, 734-994-2410, TTD# 734/994-1733.



Washtenaw County Parks and Recreation Commission

MINUTES OF MEETING

Date: May 13, 2025

Time: 2:00 p.m.

Location: Meri Lou Murray Recreation Center, 2960 Washtenaw Ave., Ann Arbor, MI 48104

Members Present: Janis Bobrin WCPARC Vice President; Dan Ezekiel, WCPARC Secretary; Gretchen Driskell, Robert Joerg, Robert Marans, JoAnn McCollum, Yousef Rabhi and Katie Scott.

Members Absent: Patricia Scribner and Brenda McKinney

Staff Present: Meghan Bonfiglio, Deputy Director; Rhonda Bouma, Deputy Director of Operations; Jason Brooks, Manager of Finance and Administration; Karen Harris, Parks Analyst; Ann Ziolkowski, Communications Manager; and Kyle Jasper, Communications Specialist; David Ries, Project Manager; Matthew Bertrand, Park Planner; Diane Carr, Recreation Facility Superintendent; Suzanne Kessler, Park Manager; Alyson Trim, Parks & Facility Supervisor; and Allison Krueger, Stewardship Planner.

1. Call to Order

Ms. Bobrin called the meeting to order at 2:01 p.m.

2. Pledge of Allegiance

3. Approval of the Minutes

A. April 8, 2025 Minutes

The minutes of the April 8, 2025 regular meeting were included with the packet materials.

It was moved by Ezekiel, seconded by Rabhi, to approve the minutes of the April 8, 2025 regular meeting, as attached. All ayes, the motion was approved.

4. Public Comment

None.

5. Communications, Projects & Activities

Ms. Bonfiglio thanked Meri Lou Murray staff for hosting the meeting today and announced that Ms. Carr will be retiring from the role of Recreation Facility Superintendent at the end of the month.

Ms. Carr provided updates on the upcoming pool closure due to renovations. She shared that a survey had been distributed to patrons to determine whether they preferred to pause their memberships or access services at partner facilities.

Ms. Bonfiglio highlighted current projects and media coverage which was included in the packet and highlighted activities across parks and facilities, including an impressive 857 volunteer hours logged over 18 days.

Ms. Zolkowski presented communications highlights, including recent images from photo ambassadors. She distributed BHB magnets and reminded commissioners about the Lyndon Trailhead ribbon-cutting event on May 20.

It was moved by Scott, seconded by Rabhi, to receive and file the Communications, Projects & Activities for the month of April 2025, as submitted. All ayes, the motion was approved.

6. Financial Reports – May 2025

A. Claims Report

Mr. Brooks reported that claims for the month of April 2025 totaled \$543,163.11.

It was moved by Ms. McCollum, seconded by, Mr. Rahbi to approve the claims for the month of April 2025 as submitted. Roll call vote, 8 ayes, 0 nays, 2 absent (Scribner and McKinney), the motion was approved.

B. Revenue Reports

Mr. Brooks provided an update on the fund balance reports from April.

It was moved by Mr. Rabhi, seconded by Ms. Scott to receive and file the fund balance reports for the month of April 2025 as submitted. All ayes, the motion was approved.

C. Fund Balance Reports

Mr. Brooks presented the Revenue Reports for the month of April 2025.

It was moved by Mr. Rabhi, seconded by Mr. Ezekiel, to receive and file the Revenue Reports for the month of April 2025. All ayes, the motion was approved.

7. Old Business

A. Asset Management Update

Ms. Leikam introduced Ms. Stickel of Hubbell, Roth & Clark (HRC), to present an update on the GIS Asset Management Project. Ms. Stickel outlined the project background and goals, and provided a brief overview of how the GIS system functions.

Ms. Leikam noted that the project is currently in Phase 1. Phase 2 of the project involves ongoing data collection at additional park facilities, including Independence Lake, Rolling Hills, and Pierce Lake Golf Course. The newly gathered information will be incorporated into the final report. An Asset Management Report will also be developed to support both internal asset tracking and public reporting.

B. Meri Lou Murray Natatorium Renovation Bid Award

Mr. Ries presented updated images and blueprints for the upcoming renovations to the Meri Lou Recreation Center Pool. He shared the project timeline, with a preliminary projected completion date of May 2026.

Mr. Ries noted that the department received four bids for the project — Spencer Brothers, Braun Construction, Phoenix Contractors, and Heney GC—all coming in approximately \$4.5 million under the original estimate. Spencer Brothers was selected for the project with a bid of \$3,379,000.

It was moved by Mr. Rahbi and second Mr. Marans by to award a service contract in the amount of \$3,379,000 to Spence Brothers for this project plus an additional 20% (\$675,800) contingency of the Base Bid costs for any potential change orders. Roll call vote, 8 ayes, 0 nays, 2 absent (Scribner and McKinney), the motion was approved.

It was moved by Ms. McCollum and seconded By Mr. Marans, to authorize a contract amendment in the amount of \$10,192 with JFR Architects for completing the set of construction documents for renovations to the MLM Recreation Center Natatorium for a total contract amount of \$196,288. Roll call vote, 8 ayes, 0 nays, 2 absent (Scribner and McKinney), the motion was approved.

C. NAPP- Zellner Final Approval

Ms. Krueger provided a brief presentation on the Zellner property in Northfield Township. She stated that staff is seeking final approval for the purchase of 13 acres at \$112,000.

It was moved by Ms. Mccollum, seconded by Mr. Marans, to approve a fee simple purchase of the Zellner property in the amount of \$112,000 and to contribute \$6,500 to the Special Revenue Fund for ongoing management of the property. Roll call vote, 8 ayes, 0 nays, 2 absent (Scribner and McKinney), the motion was approved.

8. New Business

A. Director's Comments

Ms. Bonfiglio provided an update on the East Washtenaw Community Recreation Center project. She noted that demolition is completed on land acquired by Washtenaw County for the project. She shared that she visited Mary Grove Cradle to Career Campus and Ford Resource and Engagement Center in the City of Detroit with Mr. Vaughn and County Commissioner Caroline Sanders.

It was moved by Mr. Rabhi, seconded by Mr. Joerg, to receive and file the Commission Report as part of Director's Comments for the month of April 2025, as submitted. All ayes, the motion was approved.

B. Staebler North Side Development Award

Mr. Bertrand presented a proposal for schematic design services and full development plans and permits for the restoration of riparian habitat, including debris removal from Peaceful Pond. He noted that restoration work is anticipated to be funded by a Ducks Unlimited Grant, which was obtained for this purpose.

It was moved by Mr. Ezekiel and seconded by Ms. Scott to award a contract in the amount of \$164,020 to the Johnson Hill Land Ethics Studio and include an additional 10% (\$16,402) of the proposal fee for potential change orders. Roll call vote, 8 ayes, 0 nays, 2 absent (Scribner and McKinney), the motion was approved.

C. Contract Award- Burns Stokes Preserve Retaining Wall

Ms. Leikam provided a presentation on a recent car collision into the retaining wall at Burns Stokes

Preserve. She noted that Risk Management is working on the insurance claim with County Risk Management and is seeking \$30,000 for the rebuild of the Burn Stokes parking lot retaining wall.

It was moved by Mr. Joerg and seconded by Mr. Rabhi to award reconstruction of the retaining wall at Burns Stokes Preserve, in the amount of \$30,174.14, along with a 10% contingency (\$3,017) to Local Life Landscaping, LLC. Roll call vote, 8 ayes, 0 nays, 2 absent (Scribner and McKinney), the motion was approved.

9. Commissioners Comments

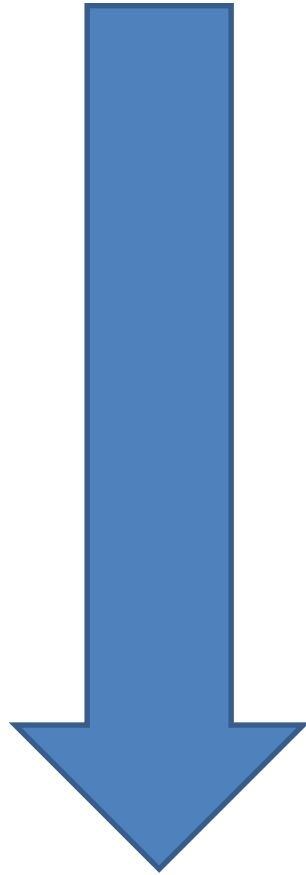
None.

10. Adjournment

The meeting was adjourned at 3:37 p.m.

It was moved by Ms. Ezekiel and seconded by Mr. Rabhi to adjourn. All ayes, the motion was approved.

Communications, Projects & Activities



MEDIA COVERAGE – May 2025

LittleGuide – 2025 Guide to Splash Pads, Pools + Beaches in Metro Detroit, 5/3/2025 -

<https://littleguidedetroit.com/2025-guide-to-splash-pads-pools-beaches-in-metro-detroit/>

mLive - Huron River and B2B trail top list of must-do things for University of Michigan grads,

5/6/2025 - <https://www.mlive.com/news/ann-arbor/2025/05/5-ann-arbor-things-for-university-of-michigan-grads-to-do-before-leaving-town.html>

The Sun Times - Chelsea State Bank Donates \$25,000 to “Bridge the B2B” Campaign, 5/15/2025 -

<https://thesuntimesnews.com/chelsea-state-bank-donates-25000-to-bridge-the-b2b-campaign/>

mLive - Crews have 48-hour window to set new Ann Arbor pedestrian tunnel into place, 5/28/2025 -

<https://www.mlive.com/news/ann-arbor/2025/05/crews-have-48-hour-window-to-set-new-ann-arbor-pedestrian-tunnel-into-place.html>



Digital Report - May 2025

This monthly report will highlight our social media outreach, website analytics, newsletter statistics, items in the news, and recent snapshots around the parks.

Monthly comparisons and Year to Date (YTD) accumulations (social media) will be used to track data and improve our outreach.

USEFUL DEFINITIONS FOR THIS REPORT

Views

The number of times your content was played or displayed. Content includes videos, posts, stories and ads.

Followers

Accounts that have chosen to see your content on their newsfeed, without needing to visit your social media page.

Followers vs Non-Followers and Why It Matters

With followers being accounts that have chosen to keep up with our social media accounts, non-followers are simply accounts that have not yet chosen to do so. Breaking post views down by followers and non-followers is indicative on how wide of a reach a post has had. Some factors to reaching more accounts include: who has 'shared' the content and their following, type of hashtags that are used in the post, and content type.

Link Clicks (Facebook only)

The number of clicks on links within posts that led to destinations or experiences, on or off Facebook.

Interactions (Instagram only)

The number of post likes or reactions, saves, comments and shares minus the number of deleted or removed interactions.

Social Media Report

WCPARC FACEBOOK

WCPARC Followers
Growth

+83

Total Followers

7.27K

Views This Month

31.2K

Views Last
Month

11.7K

Views YTD

94.7K

Link Clicks This Month

Down 39%

Compared to Last Month

Link Clicks YTD

Down 65% ↓

Post Highlight

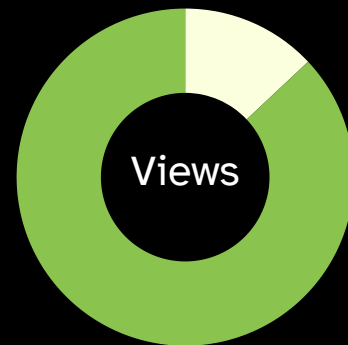
Where in Washtenaw: Burns-Stokes



Post Highlight Views

5.4k

Post Highlight Views



From
Followers

13%

From Non-
followers

87%

Social Media Report

WCPARC INSTAGRAM

WCPARC Followers
Growth

+50

Total Followers

3.79K

Views This Month

6.8K

Views Last
Month

3.8K

Views YTD

29.3K

Content Interactions
This Month

Up 110%

Compared to Last Month
Content Interactions YTD

Up 126% 

Post Highlight

National Trails Day BIPOC Hike at County Farm Park

NATIONAL TRAILS DAY BIPOC HIKE



County Farm Park
Saturday, June 7th at 11am

Hey there! 🌲 Are you ready for an adventure?
Let's lace up our shoes and hit the trails at County
Farm Park this Trails Day, Saturday, June 7th at
11am! Imagine the fresh air, the beautiful scenery,
and the thrill of exploring nature together. Whether
you're a seasoned hiker or just looking for a fun way
to spend a few hours, this hike promises to be
a fantastic experience.



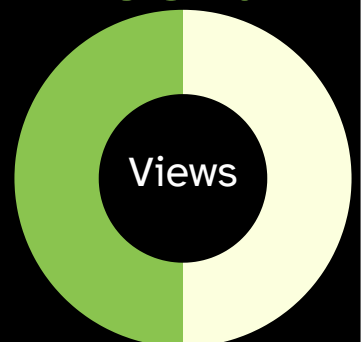
Post Highlight Views

636

Post Highlight
Views

From
Followers

50%



E-News

May Newsletter

Open Rate

40.4%

Open Rate Last Month

40.2%

Link Click Rate

1.6%

Link Click Rate
Last Month

2.5%

Top Links Clicked

1. Registration link
2. Summer Program Guide
3. Michigan Folk School

Website

Most popular pages

Title	URL		Page views	% of total	Visits	% of total
Parks & Recreation	Washtenaw County, MI - Official Website		1,569	25.8%	1,234	31.6%
https://www.washtenaw.org/288/Parks-Recreation						
Recreation & Activities	Washtenaw County, MI		414	6.8%	347	8.9%
https://www.washtenaw.org/715/Recreation-Activities						
Programs & Special Events	Washtenaw County, MI		390	6.4%	310	7.9%
https://www.washtenaw.org/795/Programs-Special-Events						
Parks, Preserves, Trails	Washtenaw County, MI - Official Website		329	5.4%	271	6.9%
https://www.washtenaw.org/289/Parks-Preserves-Trails						
Pavilions & Rentals	Washtenaw County, MI - Official Website		318	5.2%	282	7.2%
https://www.washtenaw.org/432/Pavillions-Rentals						

[View more details](#)



Washtenaw County Parks and Recreation Commission

May 2025 - Claims Report

PARK / FACILITY / FUNCTION	UTILITIES	DIRECT PURCHASES	OTHER	TOTAL
Administration	\$ 815.44	\$ 7,346.33	\$ 66,601.08	\$ 74,762.85
Recreation Center	14,239.37	4,985.28	27,398.27	46,622.92
Park Maintenance	1,264.25	17,108.18	8,659.77	27,032.20
Pierce Lake Golf Course	1,589.71	5,034.51	60,470.42	67,094.64
Independence Lake	1,626.40	8,802.96	14,858.05	25,287.41
Rolling Hills	3,083.42	13,634.20	14,079.34	30,796.96
Parker Mill	234.86	-	103.04	337.90
Sharon Mills	400.35	-	42.00	442.35
Staebler Farm	1,312.27	1,824.80	17,048.27	20,185.34
Swift Run Dog Park	-	-	-	-
Capital Improvement	-	-	348,659.81	348,659.81
Committed Funding Partnerships	-	-	-	-
Commission	-	-	-	-
SUBTOTAL	\$ 24,566.07	\$ 58,736.26	\$ 557,920.05	\$ 641,222.38
 Road Millage Fund	 -	 -	 -	 -
SUBTOTAL	\$ -	\$ -	\$ -	\$ -
 Natural Areas Preservation Program				
Acquisition	\$ -	\$ -	\$ 24,709.00	\$ 24,709.00
Preserve Management	-	7,151.43	19,293.35	\$ 26,444.78
NATAC	-	-	-	\$ -
Acquisition	\$ -	\$ -	\$ 1,430.50	\$ 1,430.50
Annual Monitoring	-	-	-	\$ -
ALPAC	-	-	-	-
SUBTOTAL	\$ -	\$ 7,151.43	\$ 45,432.85	\$ 52,584.28
 TOTAL	\$ 24,566.07	\$ 65,887.69	\$ 603,352.90	\$ 693,806.66

It was moved by _____ and supported by _____
to approve payment of claims in the amount of.....

\$ 693,806.66

WASHTENAW COUNTY PARKS AND RECREATION COMMISSION
FUND BALANCE STATEMENT - APRIL 30, 2025

#6b

Beginning Fund Balance (1/1/25)	14,781,564 (unaudited)	33%	YTD % Budget	
Revenue (Budget)		Revenue (Actual)		Variance
Property Tax	10,500,149	10,370,578	99%	(129,571)
State Grant Funds	-	-		-
Fees & Services	4,388,000	1,013,312	23%	(3,374,688)
Interest Earnings	300,000	126,020	42%	(173,980)
Other Revenue & Reimb.	<u>30,000</u>	<u>-</u>	0%	<u>(30,000)</u>
Total Revenue	15,218,149	11,509,910	76%	(3,708,239)
Expense (Budget)		Expense (Actual)		Variance
Personnel Services	(8,562,262)	(2,250,572)	26%	6,311,690
Supplies & Other Services	(2,990,100)	(687,150)	23%	2,302,950
Internal Service Charges	(1,055,612)	(354,852)	34%	700,760
Capital				
Land Acquisition	-	-	-	-
CIP/Development	(3,100,000)	(381,447)	12%	2,718,553
Contingency	(400,000)	(29,100)	7%	370,900
Machinery & Equipment	<u>(90,000)</u>	<u>(12,532)</u>	14%	<u>77,468</u>
Capital Subtotal	(3,590,000)	(423,080)	12%	3,166,920
Transfers Out	(1,200,000)	-		
Total Expense	<u>(17,397,974)</u>	<u>(3,715,653)</u>	21%	12,482,321
Surplus/(Deficit)	(2,179,825)	7,794,257		
Operating Reserve	(10,500,149)	(9,798,849)		
2025 Funding Commitments (Partnerships)	<u>(4,780,000)</u>	<u>-</u>		
	(15,280,149)	(9,798,849)		
Projected Fund Balance (12/31/25)	<u>7,821,739</u>	<u>22,575,821</u>		

WASHTENAW COUNTY PARKS AND RECREATION COMMISSION
FUND BALANCE STATEMENT - MAY 31, 2025

Beginning Fund Balance (1/1/25)	14,781,564		42%	YTD % Budget	
Revenue (Budget)		Revenue (Actual)			Variance
Property Tax	10,500,149	10,585,198		101%	85,049
State Grant Funds	-	-			-
Fees & Services	4,388,000	1,314,975		30%	(3,073,025)
Interest Earnings	300,000	292,346		97%	(7,654)
Other Revenue & Reimb.	<u>30,000</u>	<u>900</u>		3%	<u>(29,100)</u>
Total Revenue	15,218,149	12,193,419		80%	(3,024,730)
Expense (Budget)		Expense (Actual)			Variance
Personnel Services	(8,562,262)	(2,728,790)		32%	5,833,472
Supplies & Other Services	(2,990,100)	(1,176,862)		39%	1,813,238
Internal Service Charges	(1,055,612)	(453,106)		43%	602,506
Capital					
Land Acquisition	-	-		-	-
CIP/Development	(3,100,000)	(729,807)		24%	2,370,193
Contingency	(400,000)	(18,900)		5%	381,100
Machinery & Equipment	<u>(90,000)</u>	<u>(22,732)</u>		25%	<u>67,268</u>
Capital Subtotal	(3,590,000)	(771,439)		21%	2,818,561
Transfers Out	(1,200,000)	-			
Total Expense	<u>(17,397,974)</u>	<u>(5,130,198)</u>		29%	11,067,776
Surplus/(Deficit)	(2,179,825)	7,063,222			
Operating Reserve	(10,500,149)	(9,798,849)			
2025 Funding Commitments (Partnerships)	<u>(4,780,000)</u>	<u>-</u>			
	(15,280,149)	(9,798,849)			
Projected Fund Balance (12/31/25)	<u>7,821,739</u>	<u>21,844,786</u>			

WASHTENAW COUNTY PARKS AND RECREATION COMMISSION
NATURAL AREAS PRESERVATION PROGRAM
FUND BALANCE STATEMENT - APRIL 30, 2025

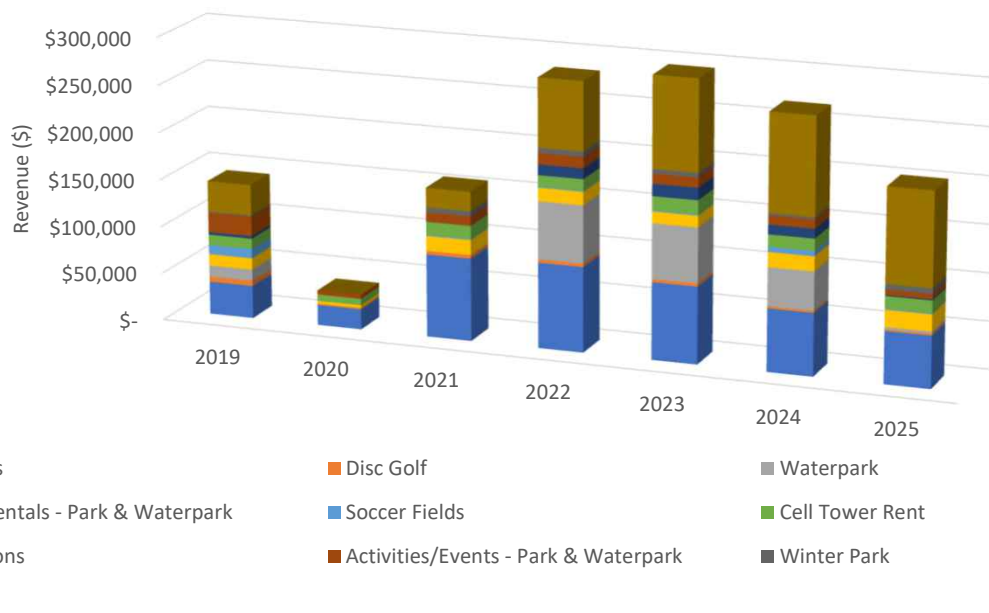
Beginning Fund Balance (1/1/25)	10,037,013	unaudited	33%	YTD % Budget	
Revenue (Budget)					Variance
Property Tax	5,563,519			99%	(44,428)
State Revenue	-				511,751
Interest Earnings	100,000			85%	(15,461)
Other Revenue & Reimb.	<u>5,000</u>			0%	<u>(5,000)</u>
Total Revenue		5,668,519	6,115,382	108%	446,863
Expense (Budget)					Variance
Personnel Services	(674,205)	(238,999)		35%	435,206
Supplies & Other Services	(654,200)	(68,433)		10%	585,767
Internal Service Charges	(37,719)	(6,128)		16%	31,591
Capital					
Land Acquisition	(2,900,000)	(77,000)		3%	2,823,000
Land Development	-	-			-
Machinery & Equipment	<u>(20,000)</u>	<u>(3,397)</u>		17%	<u>16,603</u>
Capital Subtotal	(2,920,000)	(80,397)		3%	2,839,603
Total Expense		<u>(4,286,124)</u>	<u>(393,957)</u>	9%	3,892,167
Surplus/(Deficit)		1,382,395	5,721,425		
Projected Fund Balance (12/31/25)		<u>11,419,408</u>	<u>15,758,438</u>		

WASHTENAW COUNTY PARKS AND RECREATION COMMISSION
NATURAL AREAS PRESERVATION PROGRAM
FUND BALANCE STATEMENT - MAY 31, 2025

Beginning Fund Balance (1/1/25)	10,037,013	42%	YTD % Budget	
Revenue (Budget)		Revenue (Actual)		Variance
Property Tax	5,563,519	5,629,253	101%	65,734
State Revenue	-	511,751		511,751
Interest Earnings	100,000	201,881	202%	101,881
Other Revenue & Reimb.	<u>5,000</u>	<u>-</u>	0%	<u>(5,000)</u>
Total Revenue	5,668,519	6,342,885	112%	674,366
Expense (Budget)		Expense (Actual)		Variance
Personnel Services	(674,205)	(299,637)	44%	374,568
Supplies & Other Services	(654,200)	(127,275)	19%	526,925
Internal Service Charges	(37,719)	(10,221)	27%	27,498
Capital				
Land Acquisition	(2,900,000)	(190,966)	7%	2,709,034
Land Development	-	-		-
Machinery & Equipment	<u>(20,000)</u>	<u>(3,397)</u>	17%	<u>16,603</u>
Capital Subtotal	(2,920,000)	(194,363)	7%	2,725,637
Total Expense	<u>(4,286,124)</u>	<u>(631,496)</u>	15%	3,654,628
Surplus/(Deficit)	1,382,395	5,711,389		
Projected Fund Balance (12/31/25)	<u>11,419,408</u>	<u>15,748,402</u>		

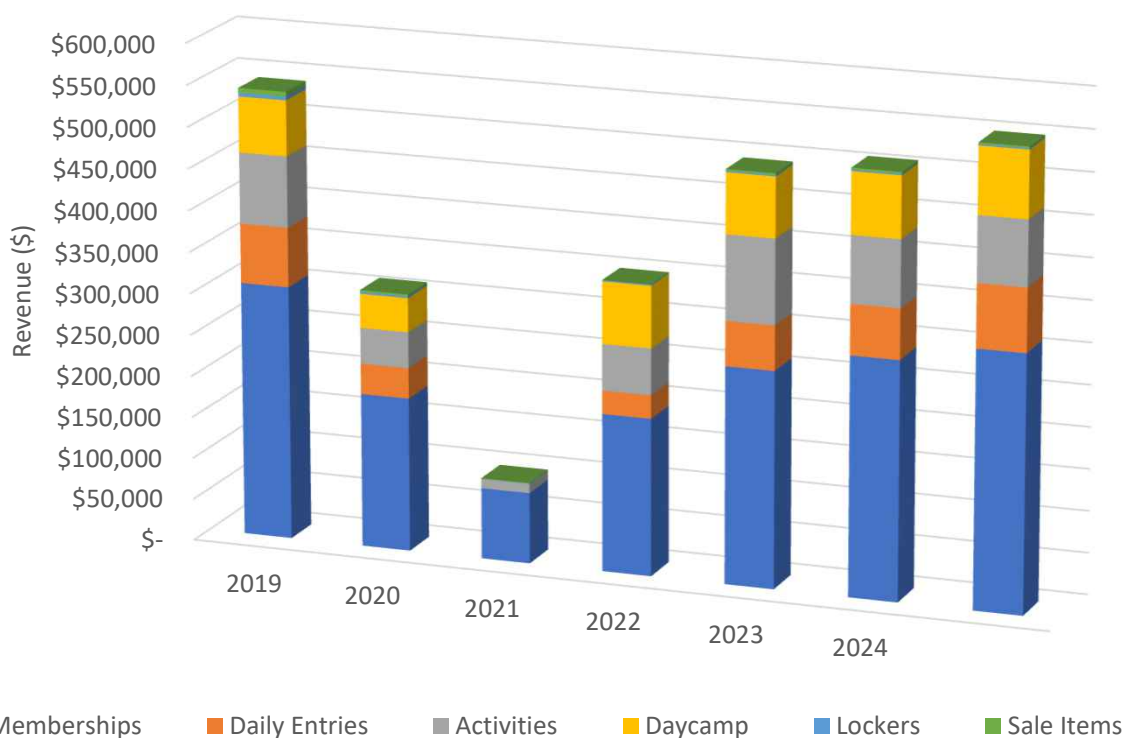
Rolling Hills County Park Revenue Report - May

	2019	2020	2021	2022	2023	2024	2025
Gate Fees	\$ 34,533	\$ 21,395	\$ 87,156	\$ 90,059	\$ 81,433	\$ 66,229	\$ 55,057
Disc Golf	\$ 5,726	\$ 1,518	\$ 3,814	\$ 3,542	\$ 3,294	\$ 2,299	\$ 1,732
Waterpark	\$ 11,841	\$ 20	\$ (60)	\$ 60,739	\$ 57,980	\$ 40,345	\$ 2,370
Facility Rentals - Park & Waterpark	\$ 12,283	\$ 2,880	\$ 15,830	\$ 14,240	\$ 12,240	\$ 15,695	\$ 17,715
Soccer Fields	\$ 9,965	\$ 100	\$ 950	\$ 1,000	\$ 1,050	\$ 5,305	\$ 975
Cell Tower Rent	\$ 11,009	\$ 6,777	\$ 14,030	\$ 12,030	\$ 14,811	\$ 12,763	\$ 13,146
Concessions	\$ 2,778	\$ -	\$ 42	\$ 11,323	\$ 12,898	\$ 10,124	\$ 1,051
Activities/Events - Park & Waterpark	\$ 21,077	\$ 4,173	\$ 10,082	\$ 12,012	\$ 10,530	\$ 9,569	\$ 5,679
Winter Park	\$ 1,218	\$ -	\$ 5,088	\$ 5,245	\$ 4,600	\$ 2,180	\$ 5,610
Daycamp	\$ 32,426	\$ -	\$ 20,655	\$ 72,712	\$ 96,701	\$ 103,534	\$ 99,513
Totals:	\$ 142,856	\$ 36,863	\$ 157,587	\$ 282,902	\$ 295,536	\$ 268,043	\$ 202,848



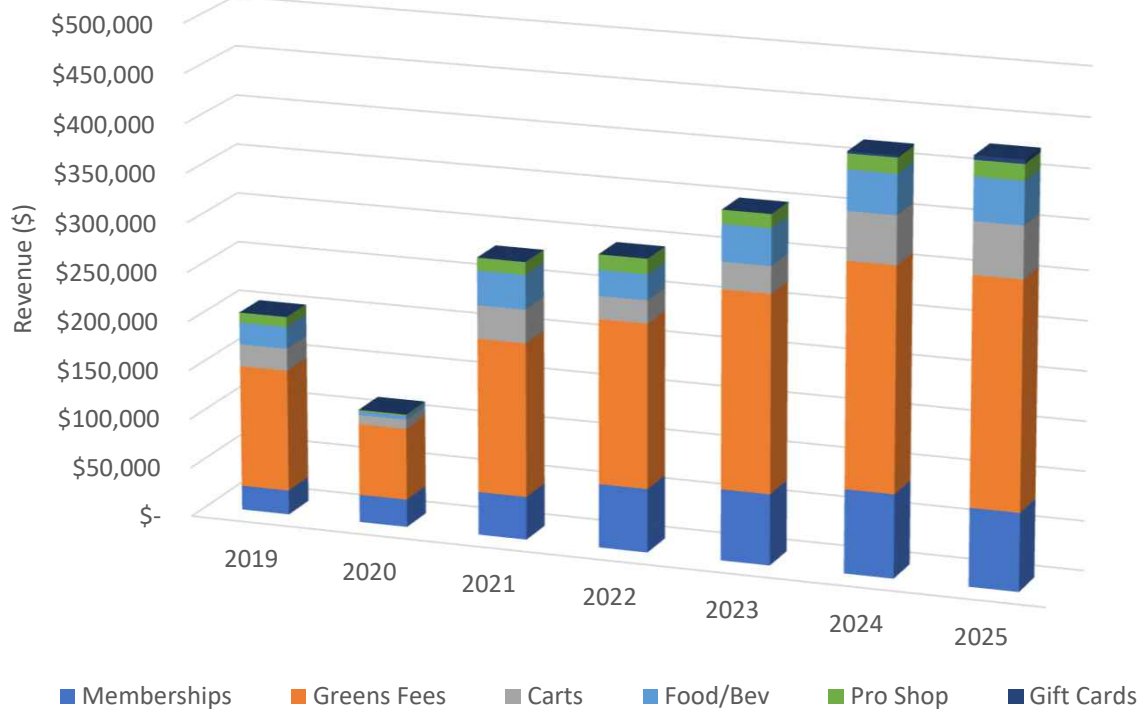
Meri Lou Murray Recreation Center Revenue Report - May

	2019	2020	2021	2022	2023	2024	2025
Memberships	\$ 305,660	\$ 184,992	\$ 85,309	\$ 189,610	\$ 260,879	\$ 287,808	\$309,898
Daily Entries	\$ 71,853	\$ 36,825	\$ 6	\$ 28,020	\$ 53,844	\$ 60,826	\$ 76,514
Activities	\$ 85,494	\$ 43,249	\$ 10,976	\$ 55,842	\$ 102,224	\$ 80,731	\$ 79,176
Daycamp	\$ 67,136	\$ 41,130	\$ -	\$ 74,639	\$ 72,983	\$ 74,504	\$ 80,539
Rentals	\$ 4,388	\$ 2,494	\$ 300	\$ -	\$ -	\$ -	\$ -
Lockers	\$ 4,298	\$ 2,267	\$ 370	\$ 1,390	\$ 1,623	\$ 1,536	\$ 1,608
Vending	\$ 774	\$ 558	\$ -	\$ -	\$ -	\$ -	\$ -
Sale Items	\$ 5,835	\$ 2,220	\$ 783	\$ 36	\$ 2,023	\$ 2,406	\$ 1,984
Totals:	\$ 545,438	\$ 313,734	\$ 97,744	\$ 349,537	\$ 493,575	\$ 507,811	\$549,719



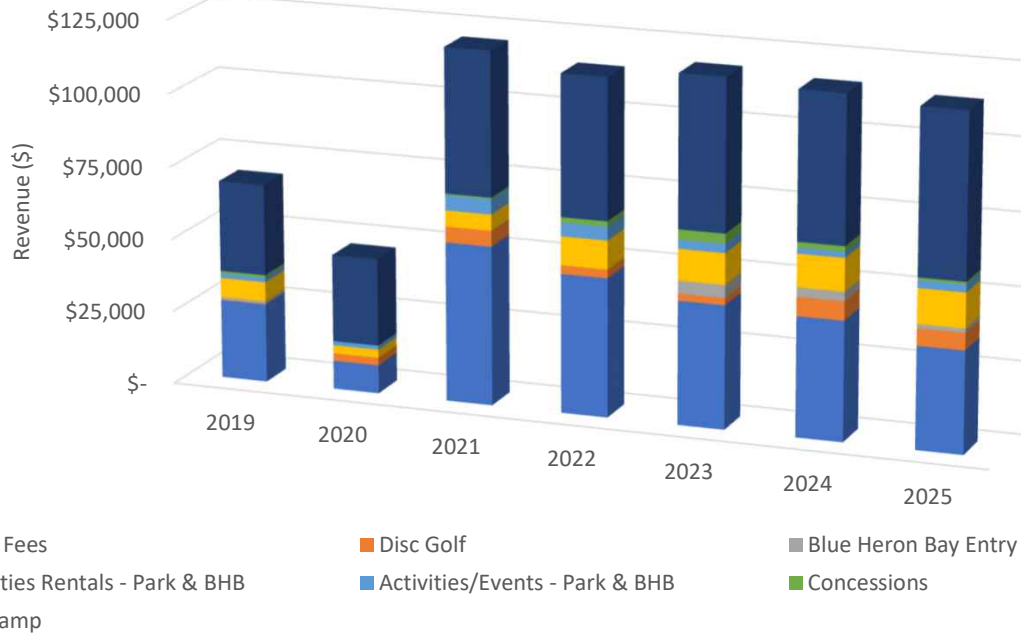
Pierce Lake Golf Course Revenue Report - May

	2019	2020	2021	2022	2023	2024	2025
Memberships	\$ 24,625	\$ 28,050	\$ 43,602	\$ 64,375	\$ 71,925	\$ 84,720	\$ 79,000
Greens Fees	\$ 123,178	\$ 72,423	\$ 155,887	\$ 166,538	\$ 200,292	\$ 227,195	\$ 230,278
Carts	\$ 22,524	\$ 9,422	\$ 33,892	\$ 23,354	\$ 27,559	\$ 48,899	\$ 52,637
Food/Bev	\$ 22,066	\$ 3,623	\$ 34,868	\$ 26,009	\$ 37,298	\$ 40,504	\$ 43,229
Pro Shop	\$ 10,354	\$ 1,573	\$ 12,913	\$ 15,464	\$ 14,038	\$ 15,809	\$ 16,408
Gift Cards	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,066	\$ 4,296
Totals:	\$ 202,747	\$ 115,091	\$ 281,162	\$ 295,740	\$ 351,112	\$ 419,193	\$ 425,848



Independence Lake County Park Revenue Report - May

	2019	2020	2021	2022	2023	2024	2025
Gate Fees	\$ 26,947	\$ 9,729	\$ 54,508	\$ 47,564	\$ 42,322	\$ 41,039	\$ 35,080
Disc Golf	\$ 222	\$ 2,606	\$ 5,432	\$ 2,922	\$ 2,462	\$ 6,542	\$ 5,876
Blue Heron Bay Entry	\$ 852	\$ -	\$ -	\$ (100)	\$ 4,383	\$ 3,165	\$ 1,415
Facilities Rentals - Park & BHB	\$ 6,625	\$ 2,820	\$ 5,530	\$ 9,870	\$ 10,720	\$ 11,310	\$ 12,010
Activities/Events - Park & BHB	\$ 1,602	\$ 1,425	\$ 5,175	\$ 4,755	\$ 3,160	\$ 2,035	\$ 2,650
Concessions	\$ 850	\$ -	\$ 508	\$ 1,733	\$ 3,377	\$ 1,886	\$ 873
Boat Rentals	\$ 253	\$ -	\$ 316	\$ 462	\$ 343	\$ 524	\$ 269
Daycamp	\$ 31,140	\$ 29,805	\$ 49,510	\$ 48,276	\$ 52,132	\$ 50,566	\$ 56,420
Totals:	\$ 68,491	\$ 46,385	\$ 120,979	\$ 115,482	\$ 118,898	\$ 117,066	\$ 114,593





Washtenaw County Parks and Recreation Commission

MEMORANDUM

TO: Washtenaw County Parks and Recreation Commission

FROM: Coy P. Vaughn, Director

DATE: June 10, 2025

RE: **Border to Border Trail Budget and Special Revenue Fund Contribution**

Background

In surveys conducted for the Commission's Recreation Master Plan, most recently in 2024, trails – both paved and unpaved - were ranked as the highest priority for investment for new development by Washtenaw County residents. In November 2024, Washtenaw County voters overwhelmingly approved the four-year Road and Trails millage for the third time. The Commission receives 20% of those funds and splits them between the Border to Border Trail (B2B Trail) and the Connecting Communities grant program. From 2022-2025, the millage was projected to generate about \$1.8M per year. Of those funds, the Commission allocated \$600,000 per year to the Connecting Communities Grant Program and the balance to the B2B Trail. The remaining amount from the 2022-2025 Commission commitment is approximately \$1.9M.

For the nearly 20 years of the B2B Trail prior to the Road and Trails Millage, the trail was funded through general parks fund allocation of approximately \$1M annually. Since 2017, after the passage of the Roads and Trail millage and the start of formal collaboration with the Huron Waterloo Pathways Initiative (HWPI) through a Memorandum of Understanding (MOU), the Commission continued its historical allocation of general parks funds to the B2B to match the Road and Trails millage. In 2022, the Commission authorized a four-year increase to the general fund allocation to \$1.2M per year to match the projected revenue from the Road and Trails millage.

In 2016, prior to the four-year road and trails millage, additional funding commitments from the Commission, and the partnership with HWPI, 26 miles of B2B Trail existed. As of today, 43 miles of B2B Trail exist or are under construction. Either through new construction or reconstruction of older segments, progress has been made in every community the B2B Trail traverses – resulting in 26 construction projects totaling 21.1 miles at a total cost of nearly \$36M. The Commission's portion was approximately 1/3 of the total (\$12.7M), another 1/3 has come from HWPI (private donations), and the remainder from grants and other public partners.

In 2021, the Commission established the B2B Trail Special Revenue Fund (SRF) and deposited funds to secure long-term maintenance funding based on previous and anticipated future commitments and obligations. In accordance with the MOU, HWPI will contribute \$20,000 per mile of B2B Trail completed to the SRF. At the May 2021 regular meeting, the Commission authorized

matching the \$20,000 per mile of private funding with \$20,000 per mile of parks funding for future B2B Trail projects.

Discussion

Despite the excellent progress made by the Commission and its partners, there is more work to be done to complete the initiative and the remaining sections are the most complex. Completing these projects will close significant gaps between cities and link our communities together with the long-envisioned greenway. Staff anticipates that there are approximately 11 miles of trail remaining within the county (see attached map), and each of the segments are already in various stages of planning, engineering, or construction. Staff is working to chart a course towards completion of the B2B Trail initiative, while being responsible stewards of the Commission's funding allocation at roughly 1/3 of the total project costs – the balance is derived from HWPI's proven track record of private fund raising, contributions from local municipal partners, and public grants.

Due to the consistent, rising taxable value in the county over the past four years, the Commission's portion of the Road and Trails Millage is projected to rise to approximately \$1.6M per year (2026-2029) for the B2B Trail, less the \$600,000 allocated for the Connecting Communities Grant Program. Based on anticipated future expenditures for the B2B Trail and due to rising construction costs, staff requests that the Commission reauthorize its four-year parks general fund commitment to the B2B Trail and increase the amount to match the increased revenue from the Road and Trails millage (\$1.6M/year; \$6.4M; from 2026-2029).

Additionally, since the last contribution to the SRF, completion of several recent construction projects has in 3.45 miles of new trail, which, at \$20,000 per mile, results in a contribution to the SRF of \$69,000 each for HWPI and the Commission.

Recommendation

It is my recommendation that the Commission commit \$6.4 million from the parks fund over four years (2026-2029) to augment the Road and Trails Millage and continue planning the development of the B2B Trail below. Further, I recommend that the Commission deposit \$69,000 into the B2B Trail Special Revenue Fund to reflect the recently completed 3.45 miles of trail in accordance with the MOU between HWPI and the Commission and authorize staff to amend the 2025 Budget in alignment with the table below, which includes the remaining 2022-2025 commitment.

2025 Budget Adjustment

Fund	Account	Type	Title	Amounts
Parks & Rec	20807500.670400	Revenue	Reimbursement	69,000
Parks & Rec	20807500.679300	Revenue	Fund Bal-Prior Yrs	769,000
Parks & Rec	20807500.990000	Expense	Transfers Out	838,000

Attachment.



Washtenaw County Parks and Recreation Commission

MEMORANDUM

TO: Washtenaw County Parks and Recreation Commission
FROM: Coy P. Vaughn, Director
DATE: June 10, 2025
RE: Recommendation for Final Approval: Beaty Conservation Easement

Background

The 79.33-acre farm is currently owned by Michael Beaty. The property is in proximity to other farmland already protected by Legacy Land Conservancy's Bauer Conservation Easement. The farm is located in Saline Township (an area where no ALPAC dollars have been spent to date) and contains high quality farmland with 87% prime agricultural soils. The Beaty farm was identified by ALPAC as a top priority in Round 23, then under ownership by Pittsfield Realty and since then renominated by the new owner.

Discussion

The Beaty farm property is in active agriculture and was designated high quality by the Assessment and Prioritization mapping for agriculture sites and identified as a priority for stream protection. The ALPAC scoring system gives this project 68/83 points, rating highly across all categories including for the percentage of prime soils, adjacency to active farmland, historical features (1800s barn), proximity to other protected land, open space value, and potential for development pressure.

In September 2024, the Parks Commission approved a sales contract in the amount of \$587,000 based on the appraised value of the surveyed 79.33 acres. The sales contract was contingent upon completion of due diligence, which has since been completed. The final purchase price remains \$587,000 (\$7,399.47 per acre), towards which an MDARD grant will reimburse \$238,000, resulting in a total ALPAC contribution of \$349,000.

- Appraisal was completed for the property in February 2024.
- Phase I Environmental Site Assessment completed in February 2025 by ASTI showed one recognized environmental condition (REC) related to the railroad tracks that historically transected the property. With guidance from ASTI, Washtenaw County Corporation Counsel, and Reach Law Firm, and in dialogue with Mr. Beaty, the conservation easement was adjusted to mitigate potential contamination risks by precluding any excavation near the historic railroad track.
- A boundary survey including legal descriptions has been prepared.

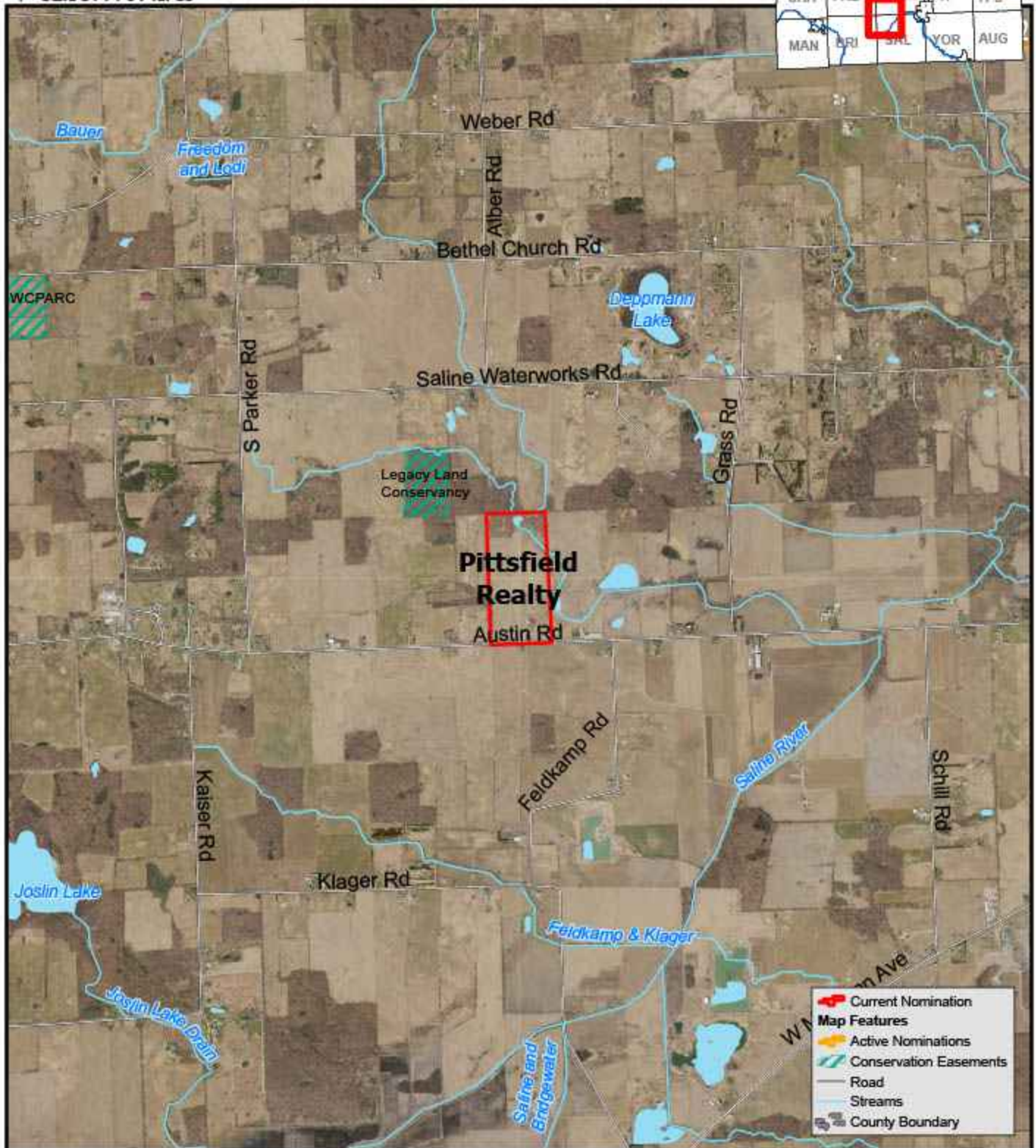
Recommendation

Based upon the review by the Agricultural Lands Preservation Advisory Committee, along with the completion of the due diligence, it is my recommendation the Washtenaw County Parks and Recreation Commission authorize the conservation easement purchase of the Beaty property as identified in attached maps in the amount of \$587,000, contingent upon attorney review of final closing documents. I further recommend that \$15,000 be contributed to the stewardship special revenue fund for the future monitoring and enforcement of the conservation easement.

Attachments

Pittsfield Realty Property: Local Area Aerial
 Natural Areas Preservation Program
 Nomination ID:A23.
 Saline Township
 +/- 82.589996 Acres

Washtenaw County
 Locator Map

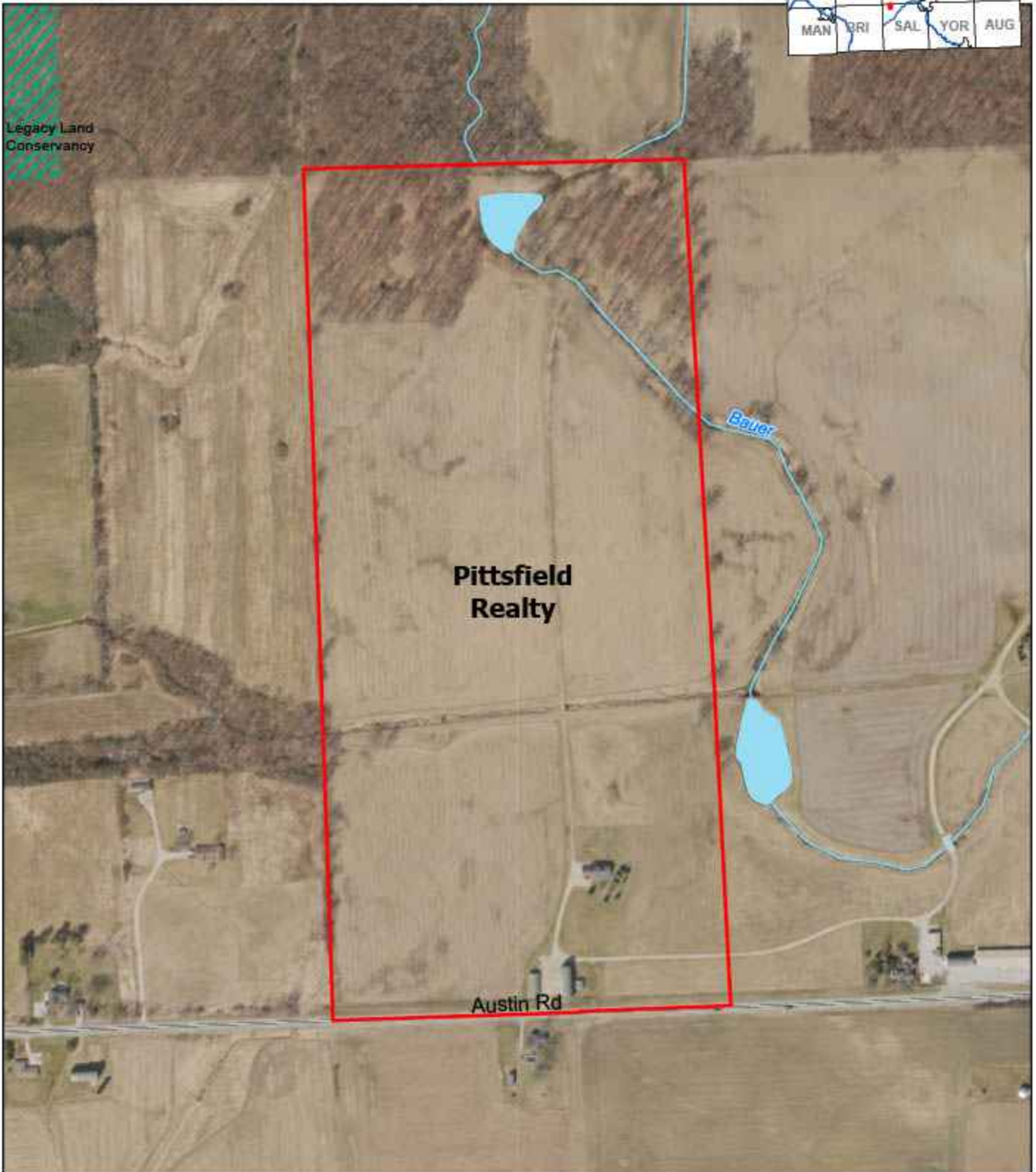


Pittsfield Realty Property: 2020 Aerial
Natural Areas Preservation Program
Nomination ID:
Saline Township
+/-82.589996 Acres

Washtenaw County
Locator Map



Legacy Land
Conservancy





Washtenaw County Parks and Recreation Commission

MEMORANDUM

To: Washtenaw County Parks and Recreation Commission
From: Coy P. Vaughn, Director
Date: June 10, 2025
Re: Contribution Request - Main Street Park, Chelsea

Background

At the November 2024 Commission Meeting, a presentation was made by Joe Ziolkowski and Jeff Dehring representing the Main Street Park Alliance (MSPA), a 501(c)(3). MSPA was established in 2022 with the sole mission of acquiring the 2.8-acre former Federal Screw Works site in Chelsea, completing all necessary environmental remediation, and repurpose the abandoned site into a regional public park for the use and enjoyment of the surrounding communities. Upon the completion of the park improvements, MSPA will turn the park over to the City of Chelsea to own and maintain.

The proposed park site is abandoned, blighted and polluted. Over the last 20+ years the site has been vacant and burdened by remediation requirements so cost prohibitive as to make it undevelopable in a typical way. After two years of comprehensive environmental testing and close collaboration with environmental consultants, EGLE, Washtenaw County Brownfield Authority, and municipal leadership, MSPA acquired the blighted property and demolished the remaining deteriorated structures in 2024. Having received an EGLE-approved remediation plan (ResAp), work commenced last fall to remove approximately 8000 tons of contaminated soils and replace it with clean, biologically rich soil. The site is now ready for park construction.

The MSPA park planning process ran parallel to the acquisition and site remediation efforts. The conceptual park plan (see attached) was developed based on broad community engagement. The planning consultant, VIRDIS Design Group, facilitated a series of community meetings to solicit input and feedback from stakeholders, including residents, youth, businesses, and community organizations. The resulting park design is uniquely Chelsea in character and accurately reflects the needs and aspirations of the community. The park will include a skate park, climbing wall, athletic courts, amphitheater, rest rooms, and more.

Discussion

The 2024 Community Needs Assessment Survey conducted as a part of the 2025-2029 Washtenaw County Parks and Recreation Master Plan identifies facility investment in playgrounds, picnicking/pavilion areas, and outdoor sport courts as medium priority. The Main Street Park design incorporates all of the above-mentioned elements and as well as a climbing wall and street-style skatepark onsite. The City of Chelsea is home to only 35 total acres of recreation/park land which are primarily indoor facility opportunities (Chelsea Wellness Center and Chelsea Senior Center) and Timbertown Park.

The original MSPA request was for WCPARC to make a \$400k contribution to the development of the skate park component of the park. This request is consistent with contributions made in recent years to the Ann Arbor Skate Park (\$400k in 2010) and the Ypsilanti CommUNITY Skatepark (\$250k in 2019). However,

considering our ambitious Capital Improvement Plan over the next several years, staff cannot recommend the full \$400k contribution at this time.

Staff does support the Main Street Park proposal and believes a contribution by WCPARC would be appropriate and help MSPA to close the final funding gap on this impactful project. Further, staff believes it would be more appropriate to apply a WCPARC contribution to the entire park development, not only the skatepark component. Staff recommends a \$150k contribution to MSPA. This would bring the total WCPARC contribution up to \$250k considering the \$100k that was approved in December 2024 through the Connecting Communities program. By making an additional \$150k contribution, WCPARC will reach the threshold for “Tier 1 Donors” and will be recognized as such on the donor wall near the park entry.

Recommendation

It is my recommendation that the Washtenaw County Parks and Recreation Commission approve a contribution of \$150,000 to the Main Street Park Alliance for the development of Main Street Park in Chelsea.



Main Street Park Project

- Main Street Park Alliance is a 501c3 grassroots 100% volunteer-led
- There are no employees, salaries or compensation; all money goes to the Park
- MSPA has performed all EGLE-approved site remediation, making the site safe for future park
- Main Street Park will add 2.83 Acres of parkland in the City of Chelsea, which currently has a 20-acre park space deficiency per its population size
- The Park, located in Chelsea's DDA District and 500 feet from its historic downtown, is Chelsea's most centrally located park
- The Park is connected via a designated bike path to the B2B Trail, and will offer
- Community Centered Design involving 6 months of community engagement
- Park design is Universally Accessible, informed, and approved by Disability Network
- Main Street Park Will feature the following amenities:
 - 10,000 Sq Ft Skate Park Street Course
 - 75 linear feet of 360-degree climbing wall
 - Basketball Court
 - Winter Activation Outdoor Community Hearth
 - Giant Adult Swings
 - Multiple Quiet Sitting and Rest Areas
 - Boarded All Sports Court
 - Two Bocce Courts (Designed by and for Chelsea Special Olympics)
 - Pavilion and Performance Area
 - Universally Accessible Bathroom facilities
 - Hammock Grove
 - Custom Play Structure
 - Walking Loop measuring over 1/4 mile
 - Turf field at .5 acres
 - A Full Acre of Tree Canopy when fully mature
 - Native Restoration of .4 acres
 - Total Greenspace equaling 1.4 acres
- Chelsea, a city of 5300 residents, located on the far western edge of Washtenaw County, has a school district of over 30,000 people and serves as a hub in Western Washtenaw.
- Once completed Main Street Park will be owned and maintained by the City of Chelsea for the long-term use of area residents and visitors



- LEGEND**
- ACCESSIBLE + INCLUSIVE (A)
 - INTERPRETIVE ELEMENTS + PUBLIC ART (I)
 - MULTI-GENERATIONAL (G)
 - ACTIVE + PASSIVE RECREATION (R)
 - ECOLOGICAL SENSITIVITY (E)

MAIN STREET PARK REVIEW PREFERRED PLAN

AUGUST, 2024



Washtenaw County Parks and Recreation Commission

MEMORANDUM

TO: Washtenaw County Parks and Recreation Commission
FROM: Coy P. Vaughn, Director
DATE: June 11, 2025
RE: Project and Activities Update – May 2025

Park Facility Events and Projects

Independence Lake Park

- CPR and First Aid training continues for seasonal and full-time staff.
- Maintenance staff was busy preparing for summer season, including opening BHB Spray Park.
- Huron Valley Disc Golf club hosted a disc golf tournament May 17-18 with 75 players.
- WC Glow Disc Golf Club hosted a disc golf tournament May 24 with 144 players.
- 17 pavilions were rented throughout the park and spray park.
- Parks staff, along with the JFR consultant team, continue to finalize construction documents, including the site plan for a new maintenance building. Team has received the final report for the soil infiltration testing and are determining the best approach for stormwater management. Permit approvals are being sought with EGLE and other agencies.
- Parks staff is assessing areas of pavement that may be repaired/replaced as part of a pavement maintenance plan this year.

Meri Lou Murray Recreation Center

- Swim classes have been revised to accommodate the updated pool closure schedule.
- Patrons to donate 40 youth and adult new/used swimsuits and 16 pair of googles to support the Rutherford Pool Free Learn to Swim Program.
- Seven of the eight weeks of day camp are full, with 40 campers enrolled.
- Camp Big Heart has eight campers enrolled with seven available openings.
- MLMRC Superintendent, Diane Carr, retired after seven years of service.
- On May 27, Sarah Stewart began her role as the Superintendent, replacing Diane Carr. Sarah was the MLMRC Manager from 2018-2020.
- New signage and message centers were installed at County Farm Park pavilions to improve guests' rental experiences.
- The lowest bid response for the Natatorium Renovation project, Spence Brothers, was approved by Commission. Contract is being finalized and the Contractor expects to mobilize in the coming months.

Rolling Hills Park

- The Park & Facility Manager position was filled by Jeff Norris, who will start on June 9.
- The Water Park was scheduled to open on May 24, but it was delayed until Memorial Day, May 26, due to unseasonably low air temperatures. It closed again the remainder of the month.
- Rolling Hills Park is fully staffed with 170 seasonal workers.
- The Lazy River Mechanical Room Improvement project was completed, which included installation of four immersible pumps and soft starter panels.

- The Humane Society of Huron Valley hosted Walk & Wag on May 17, sponsored by WCPARC. HSHV raised over \$250,000 through the event, surpassing their \$240,000 goal.

Staebler Farm Park

- Farmhouse rehabilitation plans have been approved by all applicable permitting agencies. Water filtration design and technical specifications are being finalized. The RFP is expected to be released for bids once the budget has been approved.
- Staff is developing historical materials to become eligible for development grant opportunities.

Special Initiatives

Border to Border Trail (B2B)

- Segment CS3 (N. Territorial Rd to Boyce Rd in Lyndon Twp): A ribbon cutting was held on May 20, at the Robert Tetens B2B Trailhead next to Lyndon Township Hall. The first of the new trail wayfinding signs was also installed at the trailhead.
- Segment DAA7 (Barton-Bandemer Tunnel and Trail, in partnership with the City of Ann Arbor):
 - o Tunnel: The contractor, Davis Construction, has completed preliminary excavation, grading, site preparation, and delivery of materials necessary to complete the 48-hour track outage on June 3-4 to install the tunnel itself. It is anticipated that the project will be open to the public in the late summer or early fall.
- Engineering and permitting are in various stages for the following trail segments:
 - o Segment DAA4 (Delhi Metropark to Wagner Rd): Permit review at Amtrak is in process.
 - o Segment DAA6 (Barton Dam to Maple Rd): Preliminary presentation to the Parks Advisory Commission (Ann Arbor) was held on May 20.
 - o Trails north of Hudson Mills Metropark are being evaluated and advanced through early design work in coordination with the Huron-Clinton Metroparks, University of Michigan, and Dexter Township.

Connecting Communities

- Staff mailed letters to elected officials announcing the 2025 grant round. Proposals are due August 28.

County Farm Park Master Plan

- Staff has begun to inventory park natural features and built amenities.
- Staff completed planning for public engagement, which will commence in June and run through the end of July. The public will be invited to take a survey, and identified stakeholders will be invited to participate in a public input meeting.

Natural Areas Preservation Program (NAPP)

Acquisition

- The Zellner property closed adding 13 acres to Whitmore Lake Preserve. This increases the landscape protected within the preserve to 344 acres.

Stewardship

- A \$3,800 grant from the Great Lakes Commission funding phragmites removal at Independence Lake County Park was approved, pending verification of phragmites genetics.
- Partners working to support the Mitchel Satyr Butterfly conservation effort will again release butterflies to Park Lyndon in 2025. WCPARC staff continues to monitor populations, which have been successfully breeding at the fen for the past two years.

- Stewardship field crews and Wildflower Ranger volunteers controlled spring invasives at Scio Woods, River Raisin, Miller-Smith, Leonard, Kosch, Weatherbee Woods, Brauer, Whitmore Lake, West Lake, Draper-Houston, Goodrich, and Squiers preserves.
- Field Crew conducted prescribed fires at Watkins Lake County Preserve grassland restoration and Sharon Mills County Park. This year, more than 220 acres have been burned.

Programming, Events, and Volunteers

Educational & Interpretive Programming

- 81 patrons attended nature programs, which included Mindfulness hike, geology hike, birding basics, migratory bird walk & weedy lawn salad.
- 20 field trips were offered in May, which included Vernal Pools and two Water in our World programs at Independence Lake Park and Pioneer Days at Parker Mill County Park.

Michigan Folk School

- May Classes: 268 students attended 45 classes, which included basketry, blacksmithing, bushcraft, stained glass, fiber, date night cooking, herbalism, and food craft.

Volunteer Programs

- 226 volunteer working hours, of those hours, 89 hours came from individual volunteers working independently as Photo Ambassadors, horticulture assistance, Citizen Science programs, and Preserved Stewards.
- Organized activities include:
 - o Two Stewardship Workdays at County Farm Park
 - o Eight horticultural events
 - o Workday at Parker Mill County Park
 - o Garlic mustard pulls at Burns-Stokes and Draper-Houston preserves
 - o Preserve Steward rotation at Goodrich Preserve



Washtenaw County Parks and Recreation Commission

MEMORANDUM

To: Washtenaw County Parks and Recreation Commission
From: Coy P. Vaughn, Director
Date: June 10, 2025
Re: Weidmayer Farms LLC Conservation Easement – Sales Contract

Background

This 252.67-acre farm is currently owned by Neil Weidmayer of Weidmayer Farms LLC. The property is located along Pleasant Lake Rd, in Freedom Township, adjacent to an existing cluster of 325 acres of high-quality agricultural lands protected by conservation easements held by Legacy Land Conservancy and WCPARC.

Discussion

The farm was identified as the highest priority in Round 23 via Legacy Land Conservancy, and the highest priority again in 2024 when Mr. Weidmayer nominated directly to WCPARC. The farm is currently in active agricultural production with a dairy farm, pasture, and row crops. The property contains 99% prime agricultural soils. Based on the ALPAC scoring system, the property scored 69 points, for the large size of the parcel, percentage of prime soils and adjacency to preserved and active farmland. The property was also identified as a priority based on the assessment and priority mapping for agricultural land.

An appraisal was completed in February 2024. The appraised value for the conservation easement was determined to be \$1,314,000 (\$5,200/acre). An application was submitted to MDARD for grant funds, which were awarded earlier this year in the amount of \$525,600. WCPARC has also applied for federal funding through the ACEP-ALE program, but funding through that program has been paused indefinitely. Thus, ALPAC's contribution would be \$788,400.

Recommendation

Based on staff and ALPAC's review and prioritization of the property, it is my recommendation that the Washtenaw County Parks and Recreation Commission authorize a sales contract for the purchase of a conservation easement on the Weidmayer Farms LLC property as identified in attached maps in the amount of \$1,314,000, or \$5,200/acre contingent upon completion of all necessary due diligence investigation and final approval of the Washtenaw County Parks and Recreation Commission.

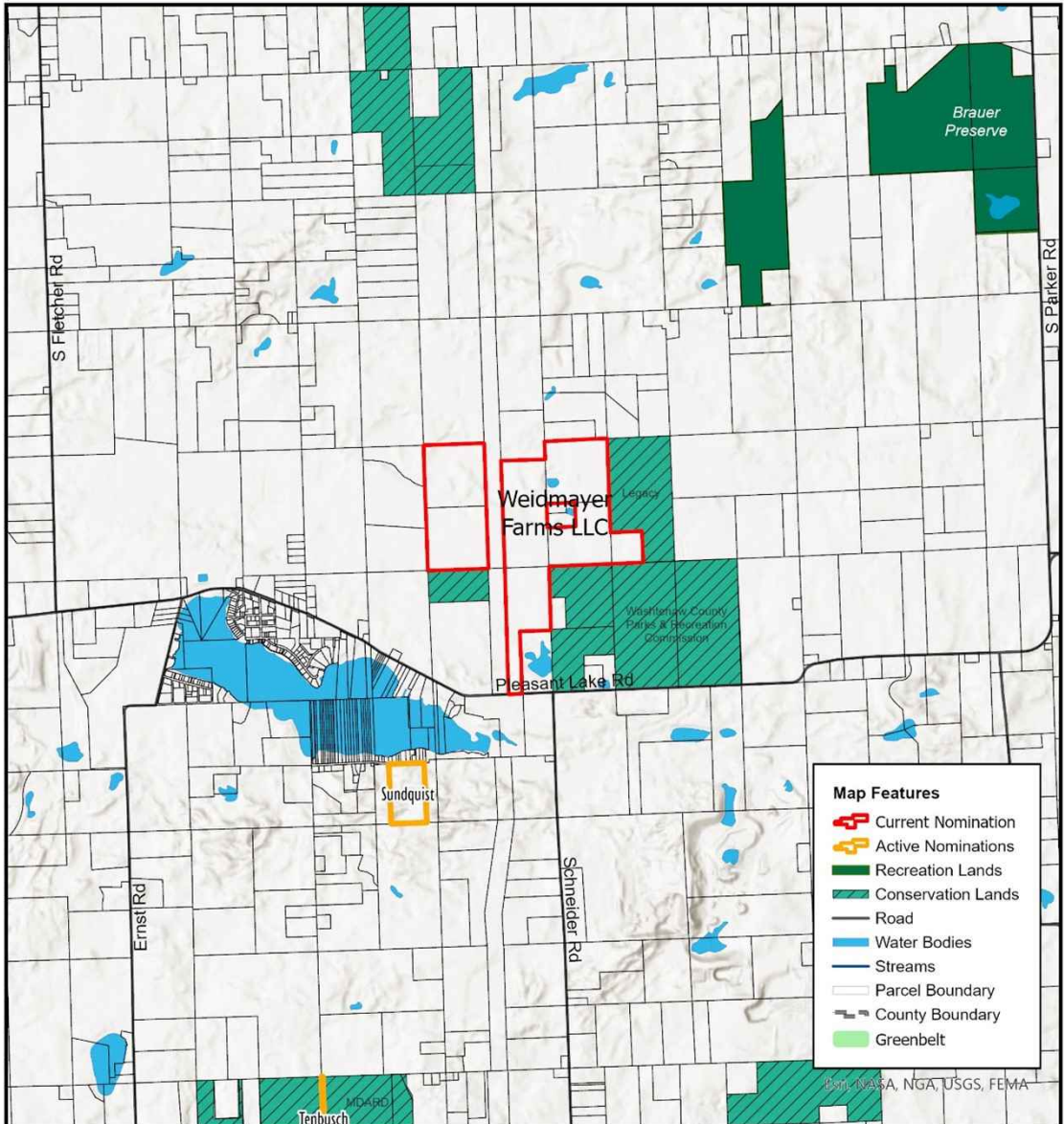
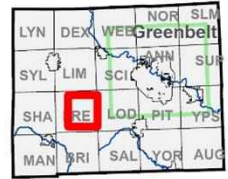
Weidmayer Farms LLC Property Local Area

Natural Areas Preservation Program

Township

+/- 253 acres

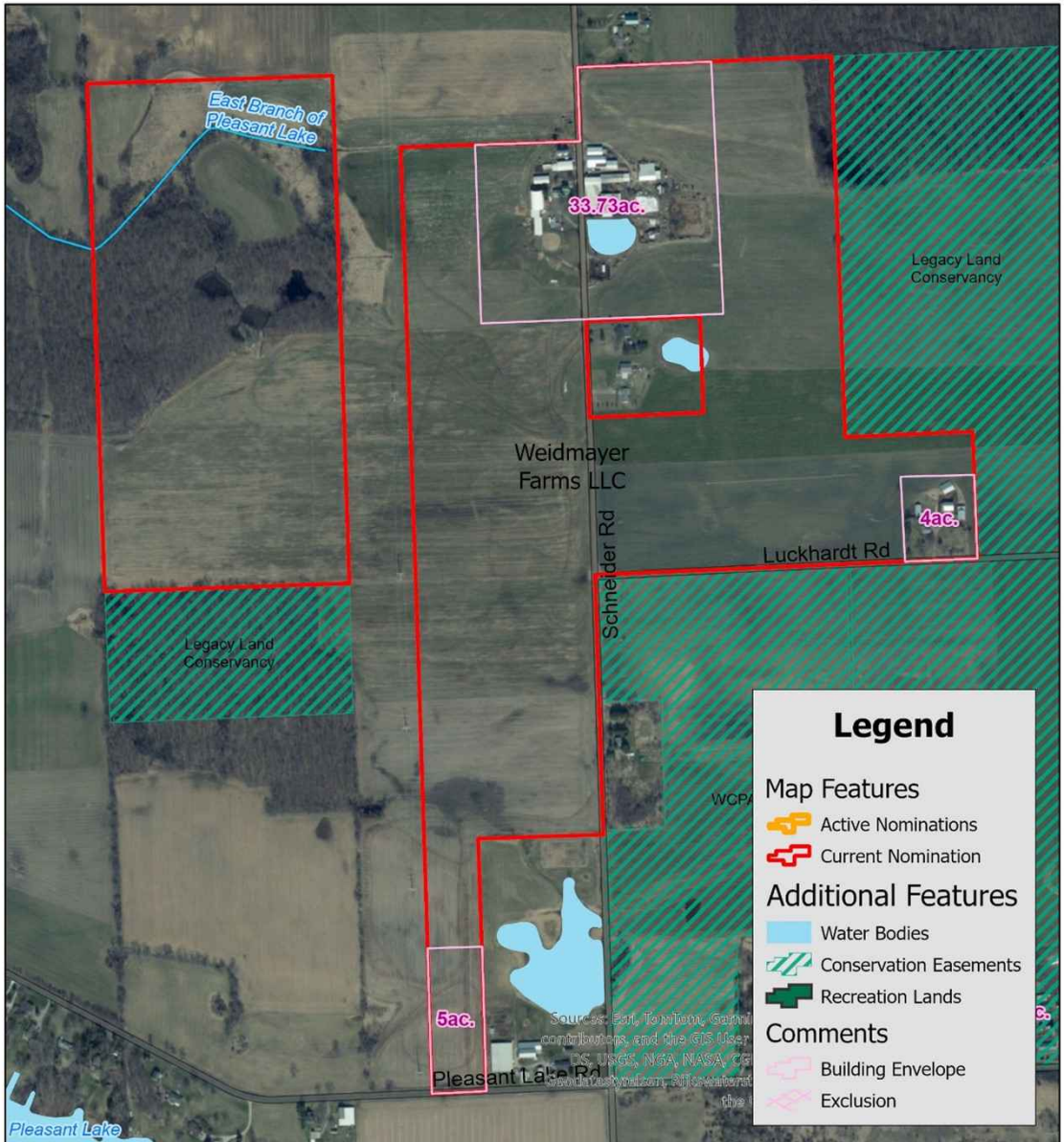
Washtenaw County
Locator Map



0 0.5 1 1.5 2 Miles



+/- 253 acres





Washtenaw County Parks and Recreation Commission

MEMORANDUM

To: Washtenaw County Parks and Recreation Commission
From: Coy P. Vaughn, Director
Date: June 10, 2025
Re: Esch Family Trust Conservation Easement – Partnership Contribution

Background

The approximate 93-acre farm is currently owned by the Esch Family Trust and is located along Dexter Pinckney Road in Dexter Township. The property is also adjacent to Hudson Mills Metropark and University of Michigan's Stinchfield Woods. Dexter Township is the lead agency and will be responsible for monitoring and enforcing the conservation easement.

Discussion

The Esch Family Trust property was identified as a Tier 2 priority in Round 20 by NATAC, due to the fact the nomination at the time was fee simple purchase and the dominance of agricultural land in comparison to the natural areas. The property is zoned for commercial development based on Dexter Township zoning so is not eligible for ALPAC funding. The purchase now being considered is a conservation easement and the township has received both federal and state grants as outlined below.

During NATAC site visits in 2020, the committee noted hilly topography, quality emergent wetland complexes with flowering buttonbush, white oak and hickory forest with a diverse native understory. Only isolated pockets of invasive species were noted on the site visit. A fox was also seen during the site visit.

In addition, an approximate 1-acre portion of the property will be purchased in fee by the Metroparks and added to Hudson Mills Metropark. The adjacent land, already owned by HCMA, is predominately wetland. The purchase of this section of the Esch Family Trust property will allow the B2B trail to extend north and avoid construction of the trail through a wetland that would require a costly boardwalk. WCPARC has been coordinating this with HCMA staff.

An appraisal was completed in May 2024, and the value of the conservation easement was determined to be \$1,152,000. Dexter Township is requesting to partner on the purchase of a conservation easement and provide a contribution of \$250,000 from NATAC funds. Dexter Township has secured funding from USDA, and Michigan Department of Agriculture and Rural Development (MDARD).

The full breakdown of purchase price and contribution percentages:

Appraised Value	\$1,152,000
NRCS Contribution (29%)	\$334,080
State of Michigan Contribution (39%)	\$449,280
NATAC Contribution (22%)	\$250,000
Dexter Township Contribution (10%)	\$118,640

NATAC recommended to the Parks Commission the contribution as outlined above at their May 2025 meeting based on the quality of the wetland complexes on the property, adjacency to Hudson Mills and Stinchfield Woods, the potential acquisition for the Border to Border Trail, and the multiple grant funds secured,

Recommendation

Based on review of the property by staff and the Natural Area Technical Advisory Committee's recommendation, I recommend that Washtenaw County Parks and Recreation Commission authorize the partnership with Dexter Township and contribute \$250,000 (22%) toward the purchase of the conservation easement. I further recommend that \$7,500 be contributed to the stewardship special revenue fund to cover potential future monitoring or enforcement costs.

Esch Family Trust Property: Local Area

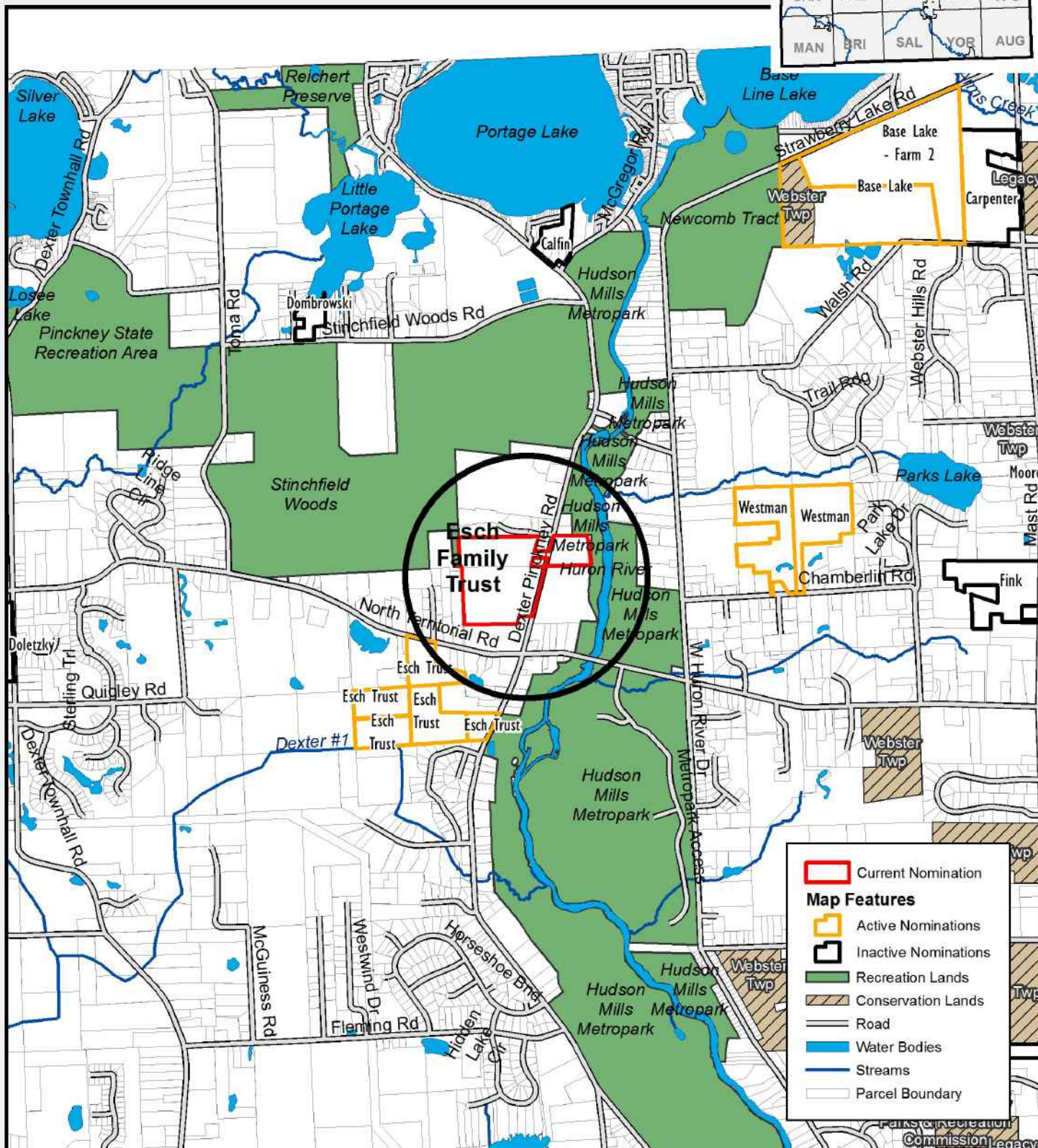
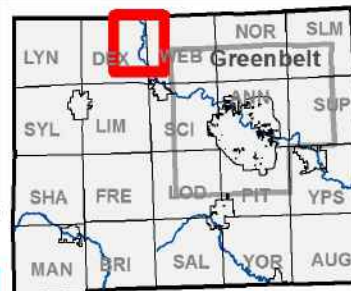
Natural Areas Preservation Program

Nomination ID: 20.326

Dexter Township

+/-93 Acres

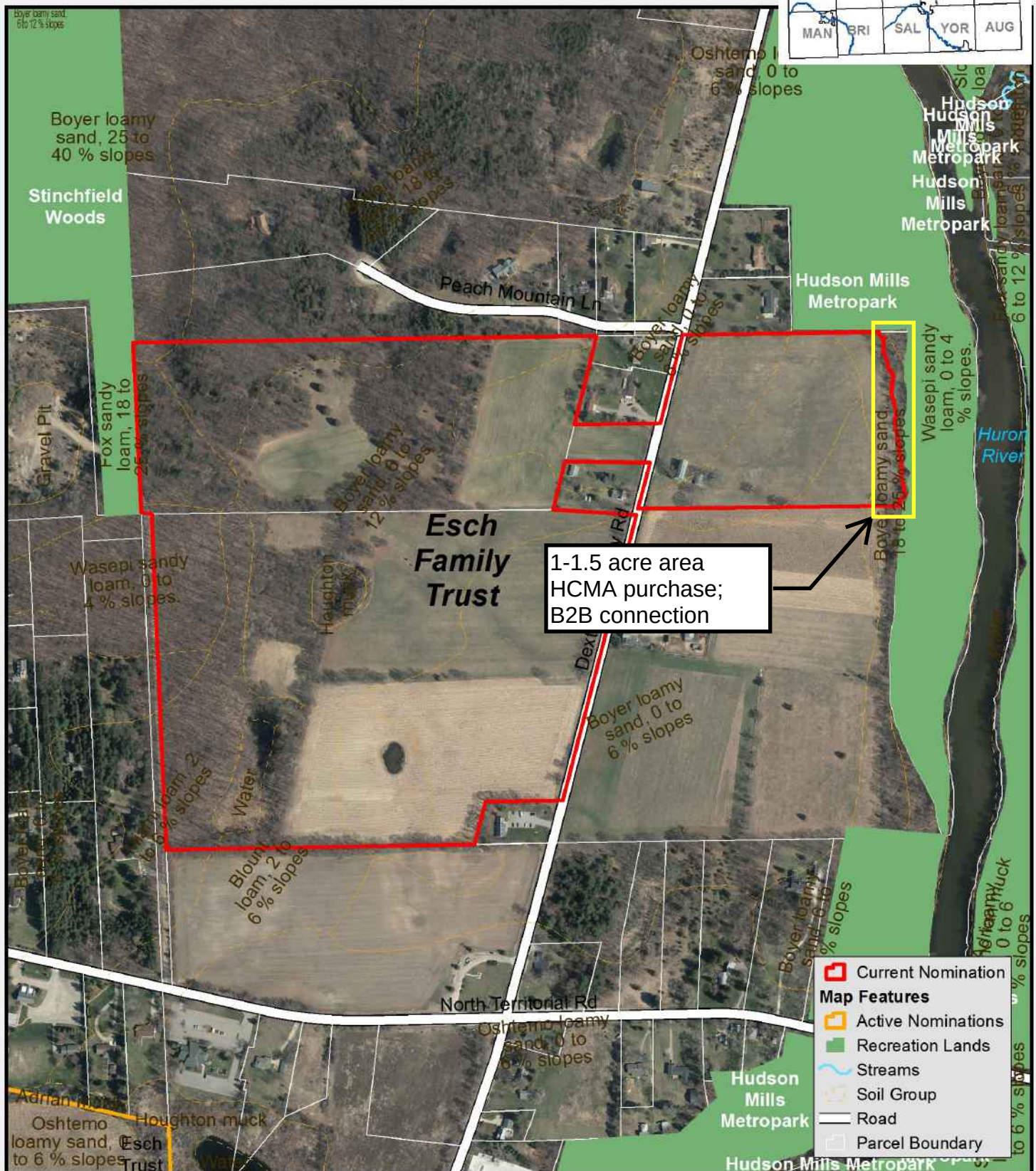
Washtenaw County
Locator Map



0 0.5 1 1.5 2 Miles

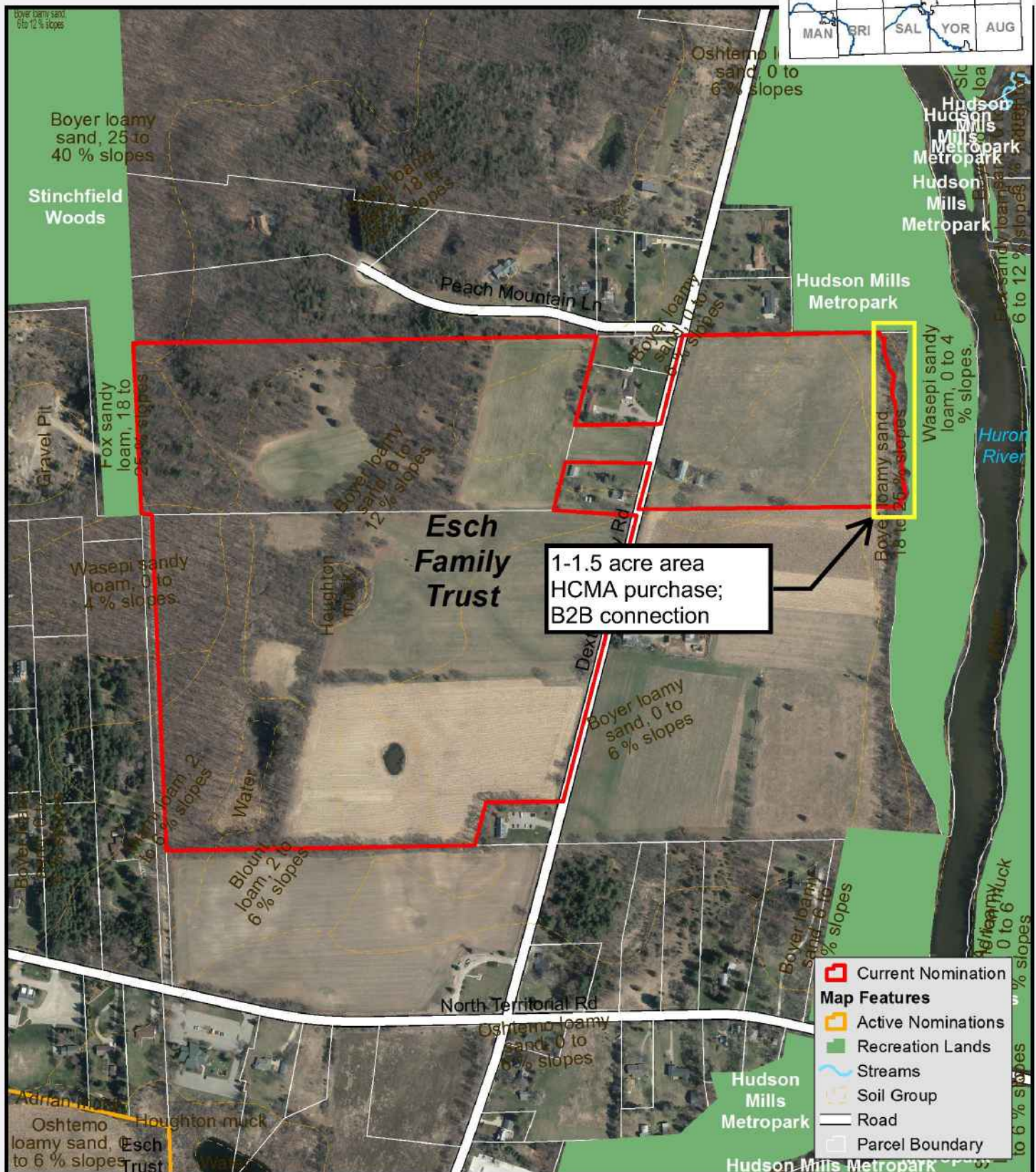
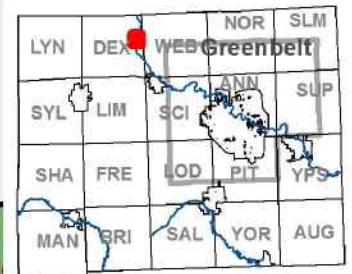


+/-93 Acres



A horizontal number line with tick marks at 0, 250, 500, and 1,000. The word "Feet" is written at the right end of the line.

+/-93 Acres

Washtenaw County
Locator Map

Prepared by Washtenaw County Parks & Recreation Commission
2015 Aerial Photo; USGS Topo (1:24,000)



Esch Family Trust Property: Local Area

Natural Areas Preservation Program

Nomination ID: 20.326

Dexter Township

+/-93 Acres

Washtenaw County
Locator Map

