

ALPAC

Tuesday, April 28, 2026

7:00PM – 8:30PM

Parks Administration, 2230 Platt Road

Agenda topics	
Call to Order	Trilby MacDonald
Approval of the Agenda	Trilby MacDonald
Approval of the October 28, 2025 Minutes	Trilby MacDonald
Public Comment	
Report of Chair	Trilby MacDonald
Old Business:	
Progress/Status Report on In-progress Properties	Matthew Bertrand
Update – MDARD / PA116 and conservation easements	Matthew Bertrand
Member recruitment	Matthew Bertrand
New Business:	
Recommendation – Kempf Conservation Easement	Matthew Bertrand
Election of Officers	All
Adjourn	
NEXT MEETING	Tuesday, May 26, 2026

MINUTES
AGRICULTURAL LANDS PRESERVATION ADVISORY COMMITTEE
October 28, 2025
7:00 pm
Parks Administration

MEMBERS PRESENT: Trilby MacDonald
Jeff Plakke
Hannah Weber
Daniel Cronin

MEMBERS ABSENT: Charlie Koenn
Crystal Lyte

STAFF PRESENT: Ginny Leikam, WCPARC staff
Matthew Bertrand, WCPARC staff

PUBLIC PRESENT:

CALL TO ORDER/ROLL CALL: Chair MacDonald called the meeting to order at 7:00 PM. A quorum was present.

APPROVAL OF THE AGENDA: *It was moved by Cronin and seconded by Plakke to approve the agenda as presented. Motion carried unanimously to approve the agenda.*

APPROVAL OF THE AUGUST MINUTES: *Moved by Weber, seconded by Plakke to approve the minutes of the August 26, 2025 meeting. Motion carried unanimously to approve the minutes.*

PUBLIC COMMENT: None.

REPORT OF CHAIR: None.

OLD BUSINESS

PROGRESS/STATUS REPORT – Staff provided a status update on active projects including a financial update. Staff noted that the financial sheet does assume awards for the grant funds requested, but there has been no movement on the federal funds. If grants are not received, that will impact the financial implications.

UPDATE – MDARD /PA 116 and conservation easements

We have become aware of legislation being considered in both the Michigan House and Senate that would provide resolution to PA 116 issue discussed extensively at the August meeting. The proposed legislation has general support from our partners in conservation, including Heart of the Lakes. We will provide updates as we learn more.

NEW BUSINESS

PRIORITIZATION OF ROUND 25 NOMINATIONS

Staff provided an overview of the Round 25 nominations, noting one nomination may be in partnership with NATAC.

It was moved by Weber, seconded by Cronin to recommend the Round 25 prioritization as outlined below for WCPARC-led projects to the Parks Commission. Motion carried unanimously to approve the agenda.

Highest Priority for ALPAC: In order of score, proceed with negotiations as funds available for acquisition, and seek matching funding opportunities as indicated below.

Property Name	Acres	Township	Grant / Partnership	Score
Nemeth 1	69	York		69
Seabury	147	Sharon	MDARD grant	59
McCalla *	122	Lima		59
Emmett	134	Superior		58
Brooks-Miller	20	Lima		57

**Property is also a priority for NATAC. Likely split contribution.*

It was moved by Weber, seconded by MacDonald to recommend the Round 25 prioritization as outlined below for partnership projects to the Parks Commission. Motion carried unanimously to approve the agenda.

Highest Priority for Partnerships: Partners have requested ALPAC's partnership on several nominations, but no specific dollar amount has been requested to date. These partnership requests will be reviewed as they are received and as funds are available.

Property Name	Acres	Township	Lead Organization	Score
Wolfgang	98	Freedom	Legacy	50
Bergman	54	Northfield	Northfield	54
Kempf 3	34	Northfield	Northfield	50
Booms	35	Northfield	Northfield	50

ADJOURN: *With no further business, it was moved by Weber, seconded by Plakke "to adjourn the meeting" at 8:15 PM. Motion carried unanimously.*

ALPAC											
Current Commitments											
Property Name	Acres	Year Nom	Score	Jurisdiction	Lead	Comments/Status	FMV	ALPAC Funds (committed)	ALPAC Funds (requested)	Total Grant / Partner Contribution	Stewardship Special Revenue Fund + Due Diligence Costs
St. Johns	70	2021	59	Northfield	Greenbelt	Approved by Commission Feb. 2025	\$574,000	\$114,800		\$459,200	\$7,500
Hicks	97	2022	61	Scio	Scio	Final review underway.	\$633,000	\$62,000		\$571,000	\$7,500
Ehnis	64	2023	64	Northfield	Greenbelt	Approved by Commission Feb. 2025	\$526,000	\$105,200		\$420,800	\$7,500
Maier	29	2023	66	Lima	Legacy	Commission approved.	\$150,000	\$58,592		\$91,408	\$3,750
Maulbetsch	127	2024	66	Bridgewater	WCPARC		\$781,000		\$781,000		\$25,000
Neil Weidmayer	252	2024	69	Freedom	WCPARC	Secured MDARD grant. Sales contract approved.	\$1,314,000	\$788,400		\$525,600	\$25,000
Zahn	157	2024	55	Saline	WCPARC		\$940,000		\$479,400	\$460,600	\$25,000
Roome Trust	77	2024	62	Augusta	WCPARC	Due diligence in progress	\$393,000	\$293,000		\$100,000	\$25,000
Esch_Faye	35	2024	66	Dexter	Dexter		\$319,000		\$70,000	\$249,000	\$7,500
Wing East	56	2024	67	Scio	Scio		\$442,000		\$97,000	\$345,000	\$7,500
Wing West	138	2024	64	Scio	Scio		\$768,000		\$169,000	\$599,000	\$7,500
Dieterle	85	2024	67	Ann Arbor	Ann Arbor		\$580,000		\$128,000	\$452,000	\$7,500
Brooks-Miller	20	2025	57	Lima	WCPARC		\$211,281		\$211,281	\$0	\$25,000
Emmett	134	2025	58	Superior	WCPARC		\$755,946		\$755,946	\$0	\$25,000
McCalla	122	2025	59	Lima	WCPARC		\$915,000		\$334,890	\$580,110	\$25,000
Nemeth 1	41	2025	69	York	WCPARC		\$356,957		\$356,957	\$0	\$25,000
Seabury	147	2025	59	Sharon	WCPARC		\$794,059		\$404,970	\$389,089	\$25,000
Bergman	41	2025	54	Northfield	Northfield		\$357,000		\$79,000	\$278,000	\$7,500
Booms	35	2025	50	Northfield	Northfield		\$319,000		\$70,000	\$249,000	\$7,500
Kempf 3	34	2025	50	Northfield	Northfield		\$252,000		\$50,400	\$201,600	\$7,500
Wolfgang	98	2025	50	Freedom	Legacy		\$632,000		\$139,000	\$493,000	\$7,500
Superior Township	300		62	Superior	WCPARC	Township requesting WCPARC hold easement on property.	\$0	\$0		\$0	\$25,000
Total	2159						\$12,013,243	\$1,421,992.00	\$4,126,844.51	\$6,464,406.81	\$336,250.00
Estimated values and grant applications pending							Current numbers				
							Fund balance 12/31/2025				\$3,262,493
							Estimated 2026 tax levy (distributed in 2027)				\$900,000
							Estimated 2027 tax levy (distributed in 2028)				\$900,000
							Estimated 2028 tax levy (distributed in 2029)				\$900,000
							Estimated 2029 tax levy (distributed in 2030)				\$900,000
							Estimated 2030 tax levy (distributed in 2031)				\$900,000
							Pending Reimbursements				\$0
							ALPAC Funds (Committed) + Due Diligence/SRF				-\$1,523,242
							Remaining				\$6,239,251
							Projects requested + Due Diligence/SRF				-\$4,361,845
							Remaining through end of millage				\$ 1,877,406

ALPAC MOTION

DATE: April 28, 2026

TOPIC: Conservation Easement – Kempf Trust

PARTNER: None

RECOMMENDATION: Recommend to the Parks Commission to approve partnership with Northfield Township for the purchase of a conservation easement on the 37.5-acre Kempf property in Northfield Township as identified in the attached maps and application.

The 37.5-acre farm is currently owned by the Lewis W. Kempf and Lisa M. Kempf Trust. The property is in proximity to other farmland already protected by Ann Arbor Township and the Greenbelt. Northfield Township is the lead agency and will be responsible for monitoring and enforcing the conservation easement.

The Kempf property was identified as a priority in Round 25. Based on the ALPAC scoring system, the property scored 65 points, for the percentage of prime soils (76%), amount of property in active agriculture (85%), site suitability for septic systems (46%), adjacency to active farmland, and proximity to other protected land.

The value of the conservation easement is \$252,000 and Northfield Township is requesting \$50,400 total from ALPAC. The Township has secured funding from USDA in the amount of \$123,480. The full breakdown of purchase price is:

USDA = \$123,480

ALPAC = \$50,400

Greenbelt = \$50,400

Northfield Township = \$27,720

FMV = \$252,000

Based on the quality of the farmland, proximity to other protected land, the multiple partnerships and grant funds, staff recommends to move forward with the project and recommend to the Parks Commission to partner with Ann Arbor Greenbelt and Northfield Township on the purchase of the Kempf Trust conservation easement.

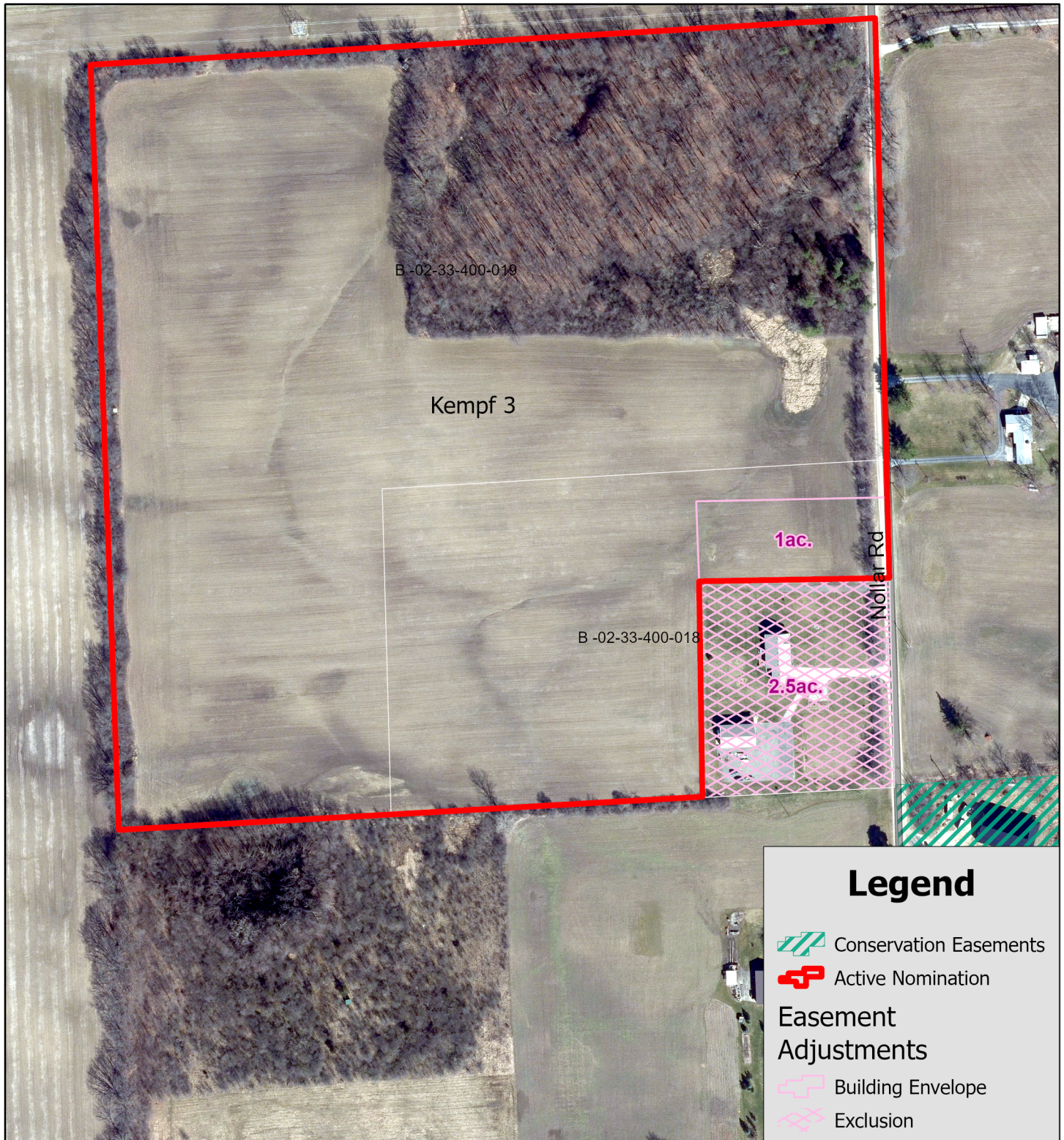
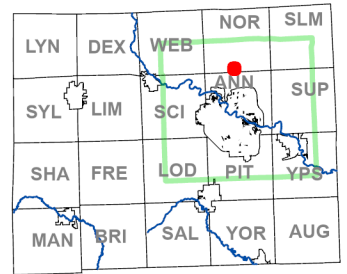
Kempf Trust Property 2024 Aerial

Natural Areas Preservation Program

Northfield Township

+/- 37.5 acres

Washtenaw County
Locator Map



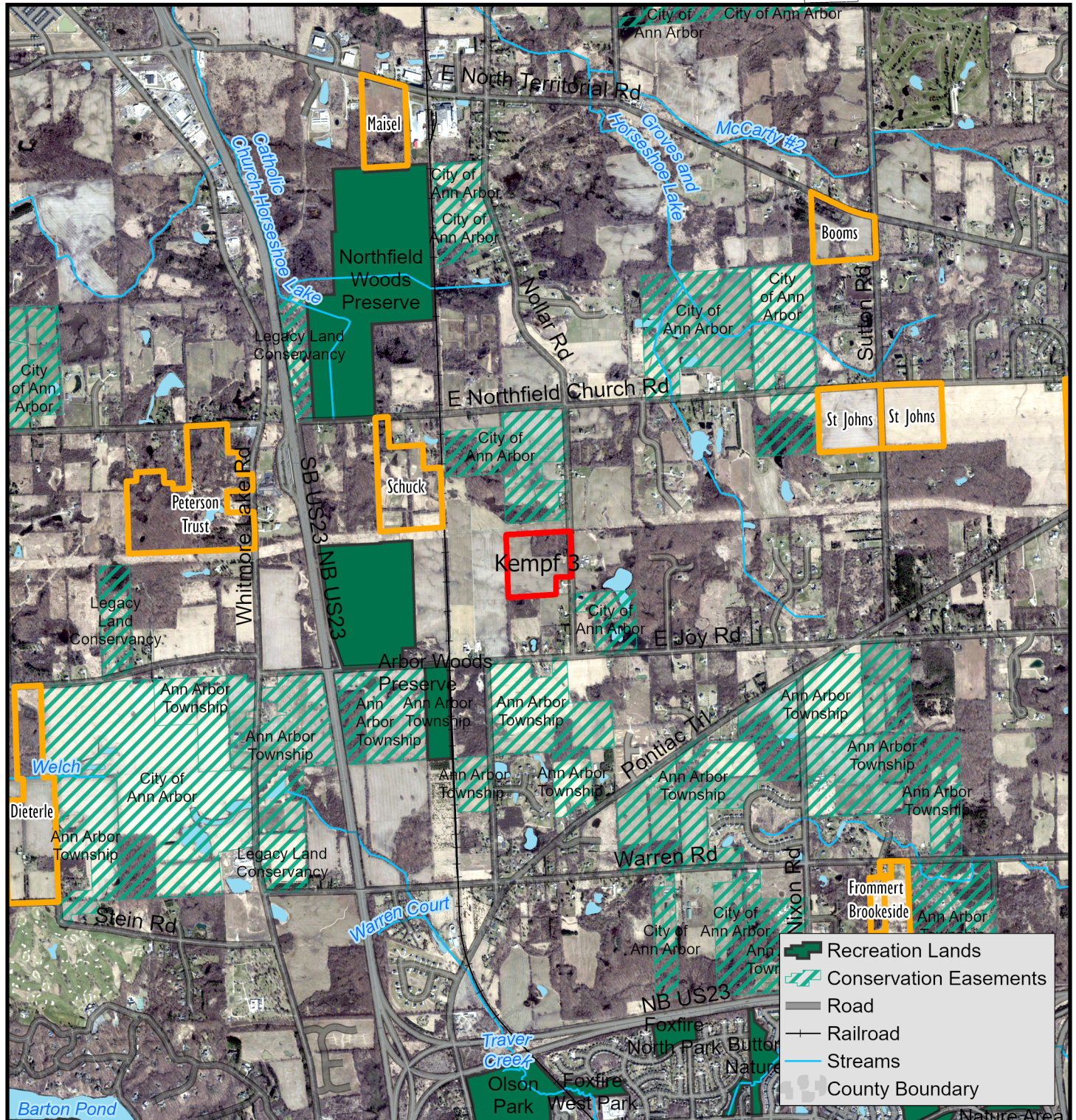
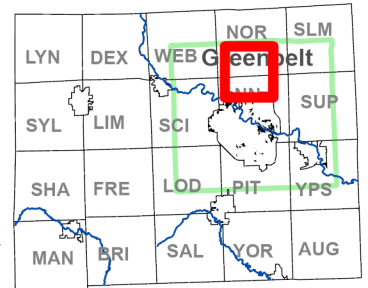
Kempf Trust Property Local Area Aerial

Natural Areas Preservation Program

Northfield Township

+/- 37.5 acres

Washtenaw County
Locator Map



Prepared by Washtenaw County Parks & Recreation Commission
WC GIS; 2024 Aerial Photo

