

ALPAC

Tuesday, May 26, 2026

7:00PM – 8:30PM

Parks Administration, 2230 Platt Road

Agenda topics	
Call to Order	Hannah Weber
Approval of the Agenda	Hannah Weber
Approval of the April 28, 2026 Minutes	Hannah Weber
Public Comment	
Report of Chair	Hannah Weber
Old Business:	
Progress/Status Report on In-progress Properties	Matthew Bertrand
Discussion – Berquist Conservation Easement	Matthew Bertrand
New Business:	
Recommendation – McCalla Conservation Easement	Matthew Bertrand
Recommendation – Zahn Conservation Easement	Matthew Bertrand
Adjourn	
NEXT MEETING	Tuesday, June 23, 2026

MINUTES
AGRICULTURAL LANDS PRESERVATION ADVISORY COMMITTEE
April 28, 2026
7:00 pm
Parks Administration

MEMBERS PRESENT: Trilby MacDonald
Jeff Plakke
Hannah Weber
Charlie Koenn
Dominick Stoops

MEMBERS ABSENT: Crystal Lyte

STAFF PRESENT: Greg Hohenberger, WCPARC staff
Matthew Bertrand, WCPARC staff

PUBLIC PRESENT: Bruce Breuninger
Barry Lonik

CALL TO ORDER/ROLL CALL: Chair MacDonald called the meeting to order at 7:01 PM. A quorum was present.

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

APPROVAL OF THE AUGUST MINUTES: *Moved by Plakke, seconded by Koenn to approve the minutes of the October 28, 2025 meeting. Motion carried unanimously to approve the minutes.*

PUBLIC COMMENT: Bruce Breuninger requested explanation from ALPAC regarding the dismissal of one of his two 2025 property nominations due to the Lima Township Master Plan specifying the property as Rural Residential, without allowances provided for agricultural activity. Staff provided explanation regarding the ordinance requirements that limit ALPAC's ability to acquire easements on properties contrary to the interests of the township where the easement is located. Koenn provided additional information about precedents for landowners working with their township to revise Master Plan designations.

Barry Lonik provided a progress update on the Hicks easement and advocated for ALPAC approval of the Kempf easement on the meeting agenda. Lonik also advocated that ALPAC reconsider the Berquist nomination that ALPAC declined to prioritize at the October 2025 meeting. After discussion regarding the potential value of the easement and consideration of the implications of the proposed eight lot residential development on the northern half of the

parcel, ALPAC members requested that the Berquist property be added to the agenda for the next meeting for further discussion and consideration.

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 includes rough pre-appraisal projections for potential acquisition costs for many properties, assumptions regarding potential grant awards, and estimates for future tax revenues through the 2030 expiration of the NAPP millage. Lonik offered to update ALPAC on three of the partnership projects under his management, which ALPAC agreed to hear; the two Wing nominations and the Dieterle nominations are now inactive due to landowner refusal of the appraised values.

UPDATE – MDARD /PA 116 and conservation easements

Staff provided ALPAC a brief update on the status of the PA 116 issue, which was resolved in December through legislation passed by the Michigan legislature and signed into law by the Governor.

MEMBER RECRUITMENT

Staff informed ALPAC that the seventh ALPAC position for an agricultural operator/producer remains unfilled and requested ALPAC members to continue to advertise for the position within their networks.

NEW BUSINESS

PARTNERSHIP REQUEST—Kempf Conservation Easement

Staff provided an overview of the Kempf property and request from Northfield Township to partner on the transaction. The property was identified as a priority in Round 25. Northfield Township requests a total contribution from ALPAC in the amount of \$50,400 (20%). The City of Ann Arbor's Greenbelt program has also been asked to contribute toward the purchase price, as outlined in the memo.

It was moved by Koenn, seconded by Weber to recommend to the Parks Commission to partner with Northfield Township on the acquisition of a conservation easement on the Kempf property, and contribute \$50,400 from ALPAC, as outlined in the memo. Motion carried unanimously to approve the partnership contribution.

ELECTION OF OFFICERS

Trilby MacDonald nominated Hannah Weber as Chair. Moved by MacDonald, seconded by Koenn to approve Hannah Weber as Chair of ALPAC for 2026. Roll call vote, 5 ayes, 1 absent, 1 vacant, motion was approved.

Trilby MacDonald nominated Charlie Koenn as Vice Chair. Moved by MacDonald, seconded by Plakke to approve Charlie Koenn as Vice Chair for 2026. Roll call vote, 5 ayes, 1 absent, 1 vacant, motion was approved.

ADJOURN: *With no further business, it was moved by MacDonald, seconded by Koenn "to adjourn the meeting" at 7:40 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
PARTNER	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
	Esch_Faye	35	2024	66	Dexter	Dexter		\$319,000		\$70,000	\$249,000	\$7,500
	Wolfgang	98	2025	50	Freedom	Legacy		\$632,000		\$139,000	\$493,000	\$7,500
	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
	Kempf3	34	2025	50	Northfield	Northfield		\$252,000	\$50,400		\$201,600	\$7,500
WCPARC	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
	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		\$735,000		\$374,850	\$360,150	\$25,000
	Superior Township	300		62	Superior	WCPARC	Township requesting WCPARC hold easement on property.	\$0	\$0		\$0	\$25,000
	Total	1880						\$10,164,185	\$1,472,392.00	\$3,652,324.53	\$5,039,468.00	\$313,750.00
	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				-\$1,581,142
								Remaining				\$6,181,351
								Projects requested + Due Diligence/SRF				-\$3,857,325
								Remaining through end of millage				\$ 2,324,026

ALPAC MOTION

DATE: May 26, 2026

TOPIC: Conservation Easement – McCalla

PARTNER: None

RECOMMENDATION: Recommend to the Parks Commission to approve a sales contract with Leonard J. McCalla and Lucinda M. McCalla of the Janet L. McCalla Revocable Trust and Leonard M. McCalla Revocable Trust for the purchase of a conservation easement on the 121.534-acre farm in Lima Township.

The 121.534-acre farm is currently owned by Leonard J. McCalla and Lucinda M. McCalla of the Janet L. McCalla Revocable Trust and Leonard M. McCalla Revocable Trust. The property is located along Jerusalem Rd, in Lima Township, adjacent to an existing cluster of high-quality agricultural lands protected by conservation easements held by MDARD, Legacy Land Conservancy, Scio Township, and WCPARC.

The farm was identified as a high priority in Round 25 by ALPAC, and was also prioritized by NATAC for the presence of 40 acres of forest with three large vernal pools with recognized indicator species (buttonbush, salamanders). The farm is currently in active agricultural production for hay.

The property contains 78% prime agricultural soils. Based on the ALPAC scoring system, the property scored 59 points, for the large size of the parcel, percentage of prime soils and adjacency to active farmland. There would be a 1.691 acre exclusion around the existing residence, with an additional 10.002 acre building envelope surrounding the remaining buildings with some buffer to allow flexibility for future agricultural operation.

An appraisal was completed in March 2026. The appraised value for the conservation easement was determined to be \$915,000 (\$7,529/acre). The appraisal determined a “before” valuation of \$1,340,000 and an “after” valuation of \$425,000. A grant application was submitted to MDARD’s Farmland Preservation Fund, which was awarded in the amount of \$372,000. Thus, WCPARC’s total contribution would be \$543,000, to be split among ALPAC and NATAC. Given that 28% of the McCalla property is in natural areas, an equivalent 72%/28% split of the purchase price would result in a \$391,000 contribution by ALPAC, and \$152,000 by NATAC. Pending interest by the Ann Arbor Bluebelt, the purchase price might be further reduced.

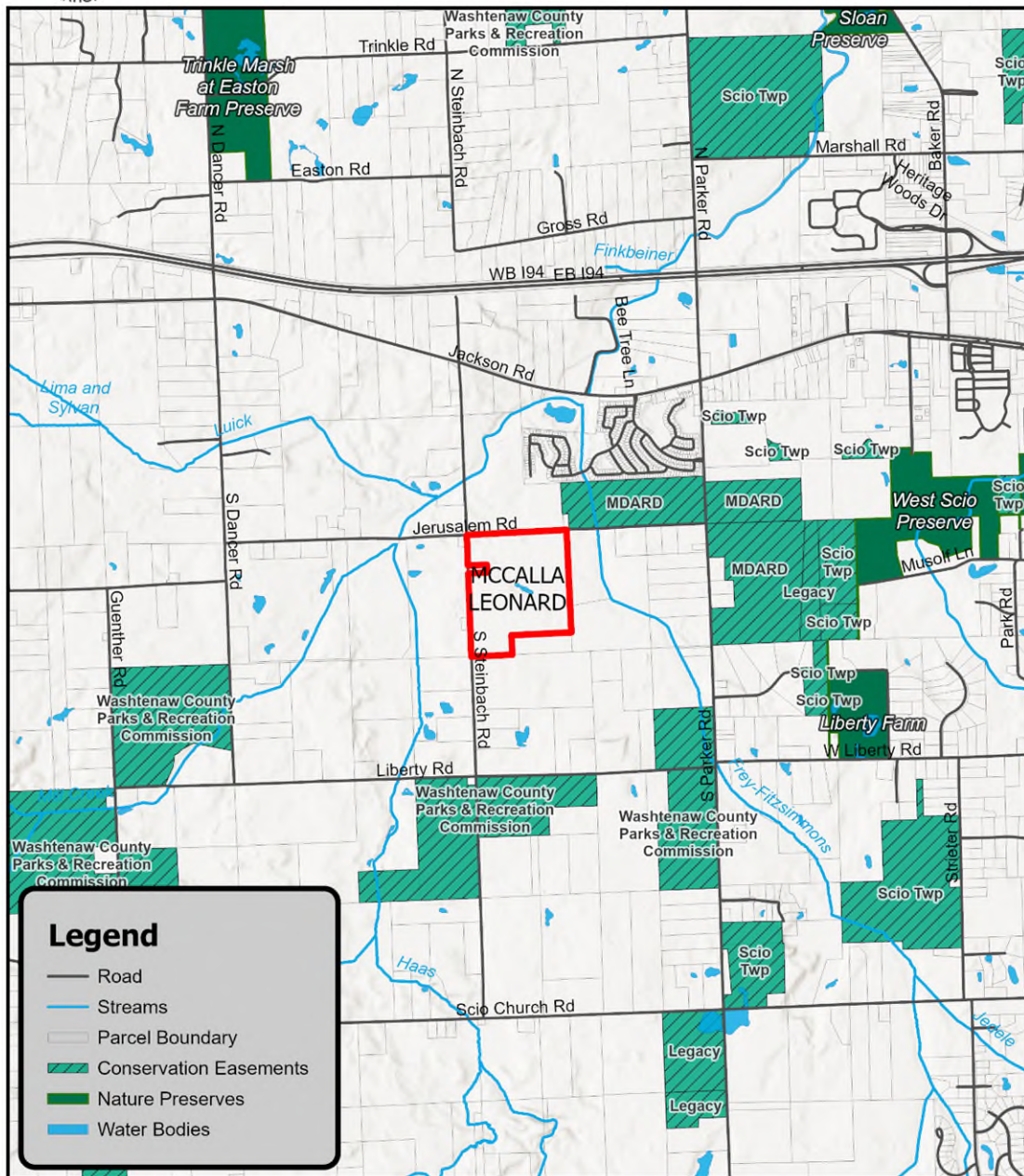
Based on the quality of the farmland, the size of the easement, the proximity to other protected land, and ALAPC’s scoring and prioritization, staff supports a recommendation to the Parks Commission to enter into a sales contract with the landowner.

ALPAC MOTION



McCalla Conservation Easement 121.534 Ac.

Washtenaw County Parks and Recreation Commission
2026 MDARD Land Preservation Fund Application



Prepared by Washtenaw County
Parks & Recreation Commission

ALPAC MOTION



McCalla Conservation Easement - 121.534 Ac.
Washtenaw County Parks and Recreation Commission
2026 MDARD Land Preservation Fund Application



Prepared by Washtenaw County Parks & Recreation Commission
2024 Aerial Photo



ALPAC MOTION

DATE: May 26, 2026

TOPIC: Conservation Easement – Zahn

PARTNER: None

RECOMMENDATION: Recommend to the Parks Commission to approve a sales contract with Richard O. Zahn and Carol A. Zahn for the purchase of a conservation easement on the 156-acre farm in Saline Township.

The 156-acre farm is currently owned by Richard O. Zahn and Carol A. Zahn. The property is located adjacent to 10786 Macon Rd, in Saline Township. If protected, the land would be only the second easement in Saline Township. The property was identified as a county-wide priority for stream protection in the 2016 county prioritization model.

ALPAC prioritized the Zahn farm round 24. The farm is currently in active agricultural production for commodity row crops and also includes nearly 50 acres of forests and wetlands that will be considered in 2026 by NATAC for potential prioritization.

The property contains 80% prime agricultural soils. Based on the ALPAC scoring system, the property scored 55 points, for the large size of the parcel, percentage of prime soils and adjacency to active farmland. There would likely be a 7-acre building envelope around the existing barn and in other locations identified to provide flexibility for future agricultural operations.

An appraisal was completed in December 2025. The appraised value for the conservation easement was determined to be \$940,000 (\$6,000/acre). The appraisal determined a “before” valuation of \$1,566,000 and an “after” valuation of \$626,000. A grant application was submitted to the USDA ACEP-ALE program, which has been tentatively awarded in the amount of \$460,600. Thus, WCPARC’s total contribution would be \$479,400.

Based on the quality of the farmland, the size of the easement, the stream protection value of the property, and ALPAC’s scoring and prioritization, staff supports a recommendation to the Parks Commission to enter into a sales contract with the landowner, contingent on the award of the \$460,600 ACEP-ALE grant.

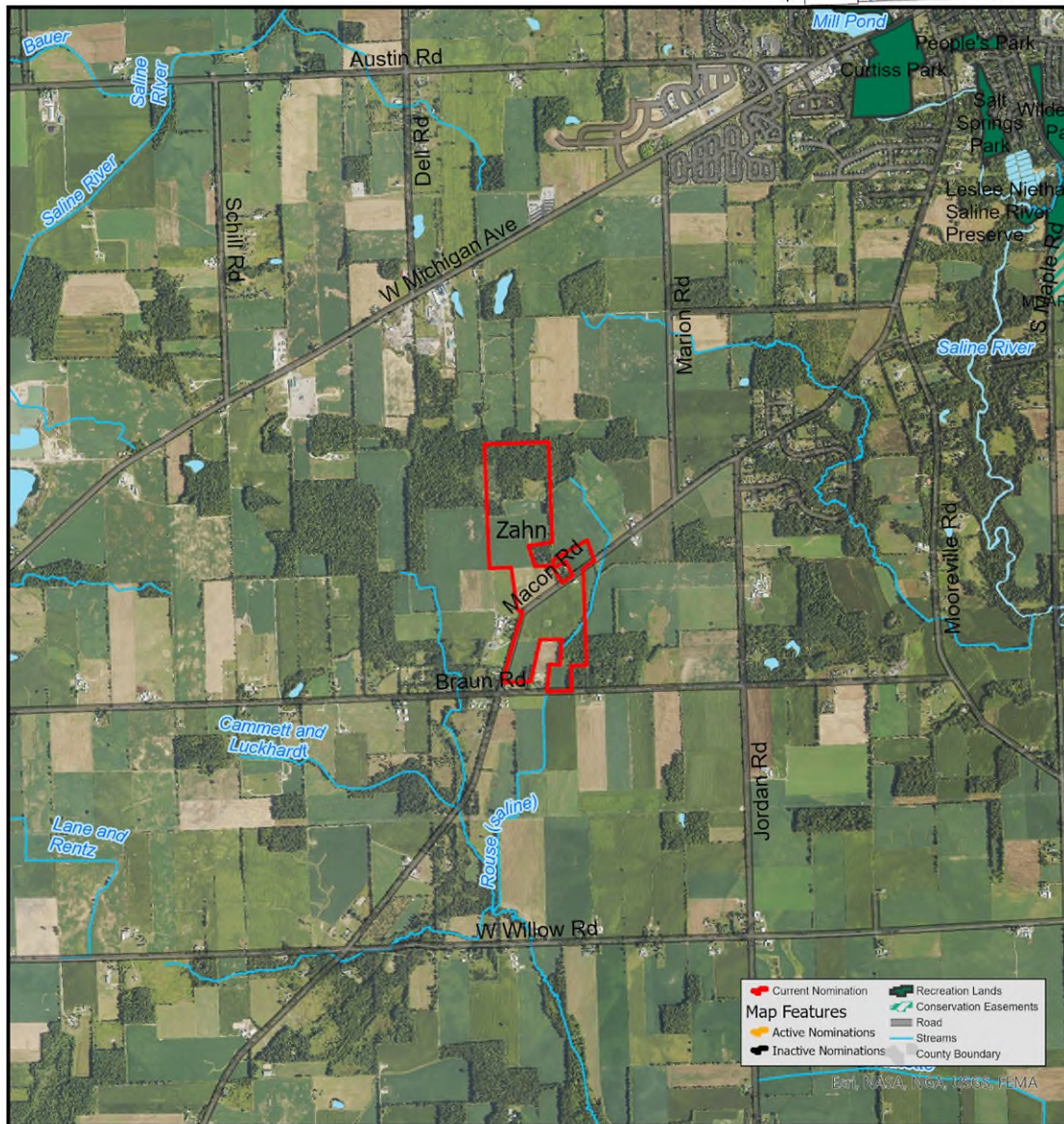
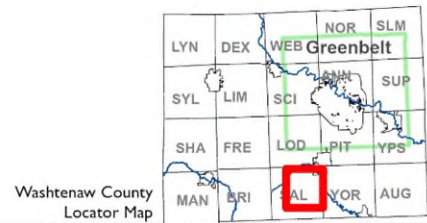
ALPAC MOTION

Zahn Property Local Area Aerial

Natural Areas Preservation Program

Saline Township

+/- 156.56 acres



Prepared by Washtenaw County Parks & Recreation Commission
WC GIS; 2022 NAIP Aerial Photo



Washtenaw County Parks and Recreation Commission
Michigan 2025 ACEP-ALE Application

