

ALPAC

Wednesday, August 5, 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 May 26, 2026 Minutes	Hannah Weber
Public Comment	
Report of Chair	Hannah Weber
Old Business:	
Progress/Status Report on In-progress Properties	Staff
Update on appraisals and comparables	Staff
Recommendation – Zahn Conservation Easement	Staff
New Business:	
Recommendation – Seabury Conservation Easement	Staff
Adjourn	
NEXT MEETING	Tuesday, August 25, 2026

MINUTES
AGRICULTURAL LANDS PRESERVATION ADVISORY COMMITTEE
May 26, 2026
7:00 pm
Parks Administration

MEMBERS PRESENT: Trilby MacDonald
Jeff Plakke
Hannah Weber
Charlie Koenn
Dominick Stoops
Francina Canada-Buchanan

MEMBERS ABSENT: Crystal Lyte

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

PUBLIC PRESENT: None

CALL TO ORDER/ROLL CALL: Chair Weber called the meeting to order at 7:04 PM. A quorum was present.

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

APPROVAL OF THE AUGUST MINUTES: *Moved by Koenn, seconded by MacDonald to approve the minutes of the April 28, 2026 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 revisions to the sheet to improve legibility by separating partner projects from WCPARC projects and organizing them by prioritization year. 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.

BERQUIST CONSERVATION EASEMENT

Per request from ALPAC during the April meeting following public comment by Barry Lonik representing Webster Township, the group reconsidered the Berquist nomination that had been considered both in 2024 and 2025 but had not been prioritized. Staff provided an overview of the property, changes from the 2024 to 2025 nomination, and a refresh on past discussions related to the property. Staff pointed to prior discussions about the negative impacts to the wooded acres by the development and how the known impacts to the woods could support a reduction in the scored value of the property related to open space value. Member Koenn indicated that the fact that the developer is not planning to put houses on the farm indicates probability of poor soil percolation for septic, that the land is likely de facto already protected against development. Several members expressed concern that the easement itself might become a selling point for the development, potentially raising property values for the nine proposed lots. Koenn further indicated the low-quality of the farmland, that the property does not align with the goals of ALPAC to protect high-quality agriculture. No members expressed support for the potential acquisition.

NEW BUSINESS

RECOMMENDATION – MCCALLA PROPERTY, LIMA TOWNSHIP

Staff provided an overview of this 121.534-acre farm 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.

Member Koenn expressed concern about the appraised value for the McCalla property, that the “after” value is less than what Koenn has seen recently for transactions of conserved land. Koenn provided an example comparable of a 2024 transaction of an 82-acre conserved agricultural property in Ann Arbor Township that sold for \$5,654 per acre, compared with the McCalla appraised “after” value of \$3,500 per acre. Although Koenn is concerned that ALPAC would be overpaying, he also expressed recognition that with a grant secured and with landowner expectations set by the appraisal, that he would be willing to support the acquisition but hoped to see a meeting with future appraisers to ensure that the “after” values are using appropriate comparable properties.

It was moved by Koenn, seconded by Plakke to recommend to the Parks Commission to approve a sales contract with the Leonard and Lucinda McCalla on the acquisition of a conservation easement on the 121.534 acre property in Lima Township. Motion carried unanimously.

RECOMMENDATION – ZAHN PROPERTY, SALINE TOWNSHIP

ALPAC opted to table the Zahn recommendation for a future meeting. Koenn expressed similar concerns as expressed for the McCalla property related to the appraised value for the property. Given that NATAC will be considering the property this year, with their final recommendation not available until November at the earliest, and given the delay in final award notification from the USDA ACEP-ALE program, members thought it premature to proceed with a recommendation related to the Zahn property. Staff will provide ongoing updates at future meetings regarding status of the Zahn project, which will be reconsidered for recommendation.

It was moved by Canada-Buchanan, seconded by MacDonald to table consideration of the Zahn nomination for a future meeting. Motion carried unanimously.

ADJOURN: *With no further business, it was moved by Koenn, seconded by Canada-Buchanan "to adjourn the meeting" at 7:50 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
	Kempf 3	34	2025	50	Northfield	Northfield	Approved by Commission May 2026	\$252,000	\$50,400		\$201,600	\$7,500
	Neil Weidmayer	252	2024	69	Freedom	WCPARC	Closing in August 2026	\$1,314,000	\$788,400		\$525,600	\$25,000
	Zahn	157	2024	55	Saline	WCPARC	USDA grant awarded	\$940,000		\$326,000	\$614,000	\$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	Pending sales contract	\$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	USDA grant awarded	\$470,000		\$239,700	\$230,300	\$25,000
	Superior Township	300		62	Superior	WCPARC	Township requesting WCPARC hold easement on property.	\$0	\$0		\$0	\$25,000
	Total	1676						\$8,725,185	\$1,179,392.00	\$2,582,774.53	\$4,963,018.00	\$263,750.00
	Estimated values and grant applications pending						Current numbers					
							Fund balance estimate 7/14/2026					\$2,944,493
							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					-\$1,263,142
							Remaining					\$6,181,351
							Projects requested + Due Diligence/SRF					-\$2,762,775
							Remaining through end of millage					\$ 3,418,576

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 roughly 55 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 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, ALPAC’s scoring and prioritization, and grant funding available, staff supports a recommendation to the Parks Commission to enter into a sales contract with the landowner.

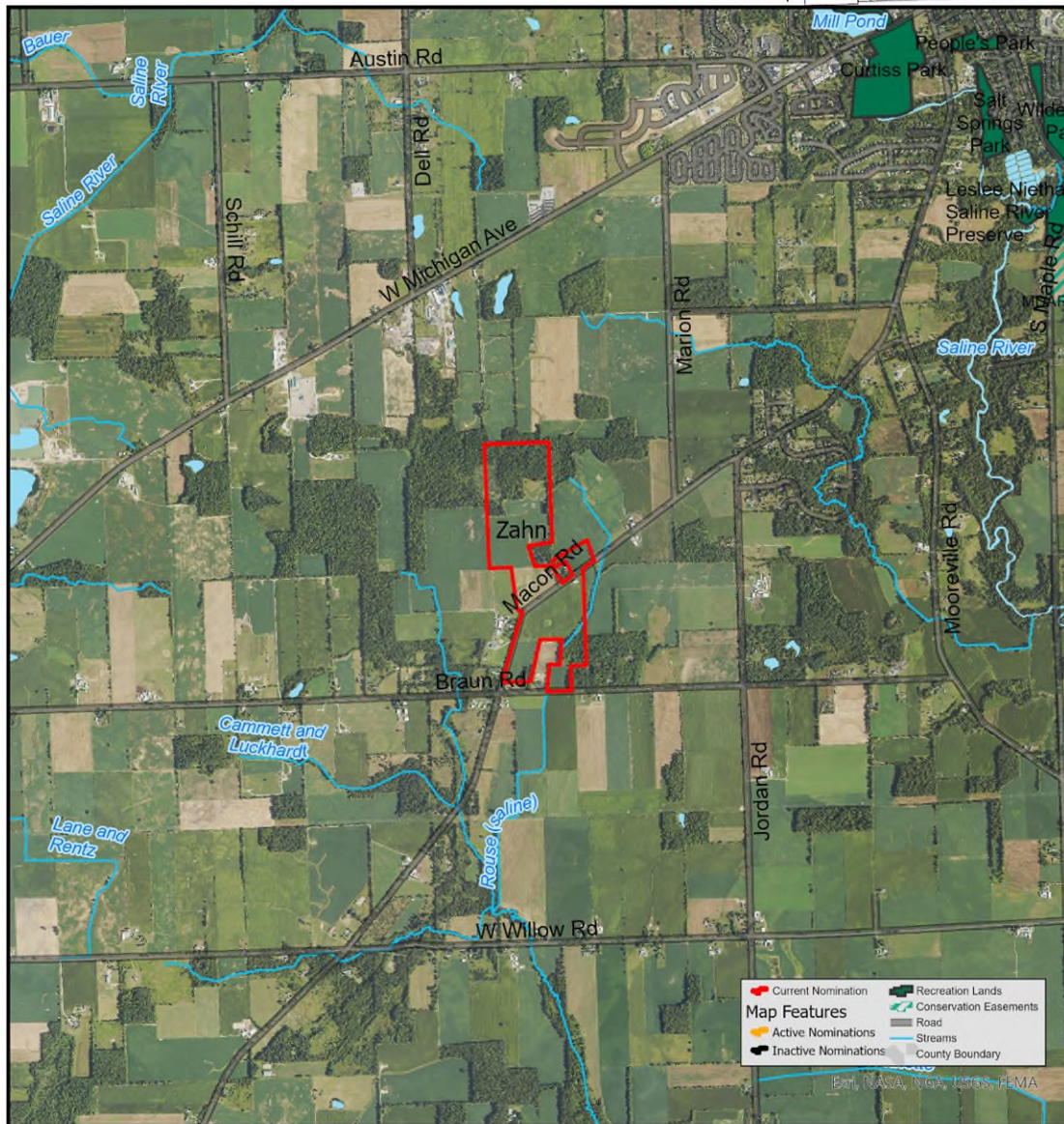
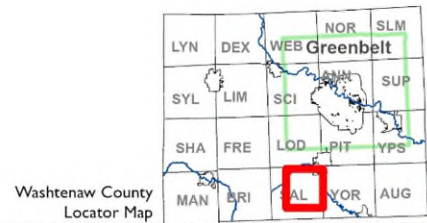
ALPAC MOTION

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



ALPAC MOTION

DATE: May 26, 2026

TOPIC: Conservation Easement – Seabury

PARTNER: None

RECOMMENDATION: Recommend to the Parks Commission to approve a sales contract with Brett and Barbara Seabury for the purchase of a conservation easement on the 147.566-acre farm in Sharon Township.

The 147.566-acre farm is currently owned by Brett and Barbara Seabury. The property is located at 4608 Sylvan Rd in Sharon Township within a one-mile radius to Spike Preserve, Sharon Short Hills Preserve, Sharon Hills Preserve, as well as a cluster of farmland protected by conservation easements held by Legacy Land Conservancy and WCPARC.

The farm was identified as a high priority in Round 25 by ALPAC. Now retired, from 2008 to 2019 the Seaburys had operated Golden Fleece Farm on the property, a regenerative grazing operation that relied on permanent pasture with rotational grazing practices, avoiding use of herbicides, pesticides, fungicides, GM crops, antibiotics, or growth hormones. The farm operation is largely electrified, relying on onsite wind and solar generation combined with geothermal heating/cooling and an electric ORV for farm operations. The farm is now leased for hay production.

The property contains 100% prime agricultural soils. Based on the ALPAC scoring system, the property scored 59 points, for the large size of the parcel, the largely agricultural use of the land (86% agriculture), high-septic suitability (75%) and adjacency to active farmland. There would be two building envelopes on the property, one 0.096 acre envelope around the windmill that provides access from an existing farm lane, as well as a second 10.034 acre envelope surrounding the existing farm with some buffer to allow flexibility for future agricultural operation.

An appraisal was completed in July 2026. The appraised value for the conservation easement was determined to be \$470,000 (\$3,200/acre). The appraisal determined a “before” valuation of \$1,105,000 and an “after” valuation of \$635,000. A grant application was submitted to USDA NRCS’ ACEP-ALE program, which was awarded in the amount of \$230,300. Thus, WCPARC’s total contribution would be \$239,700.

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.

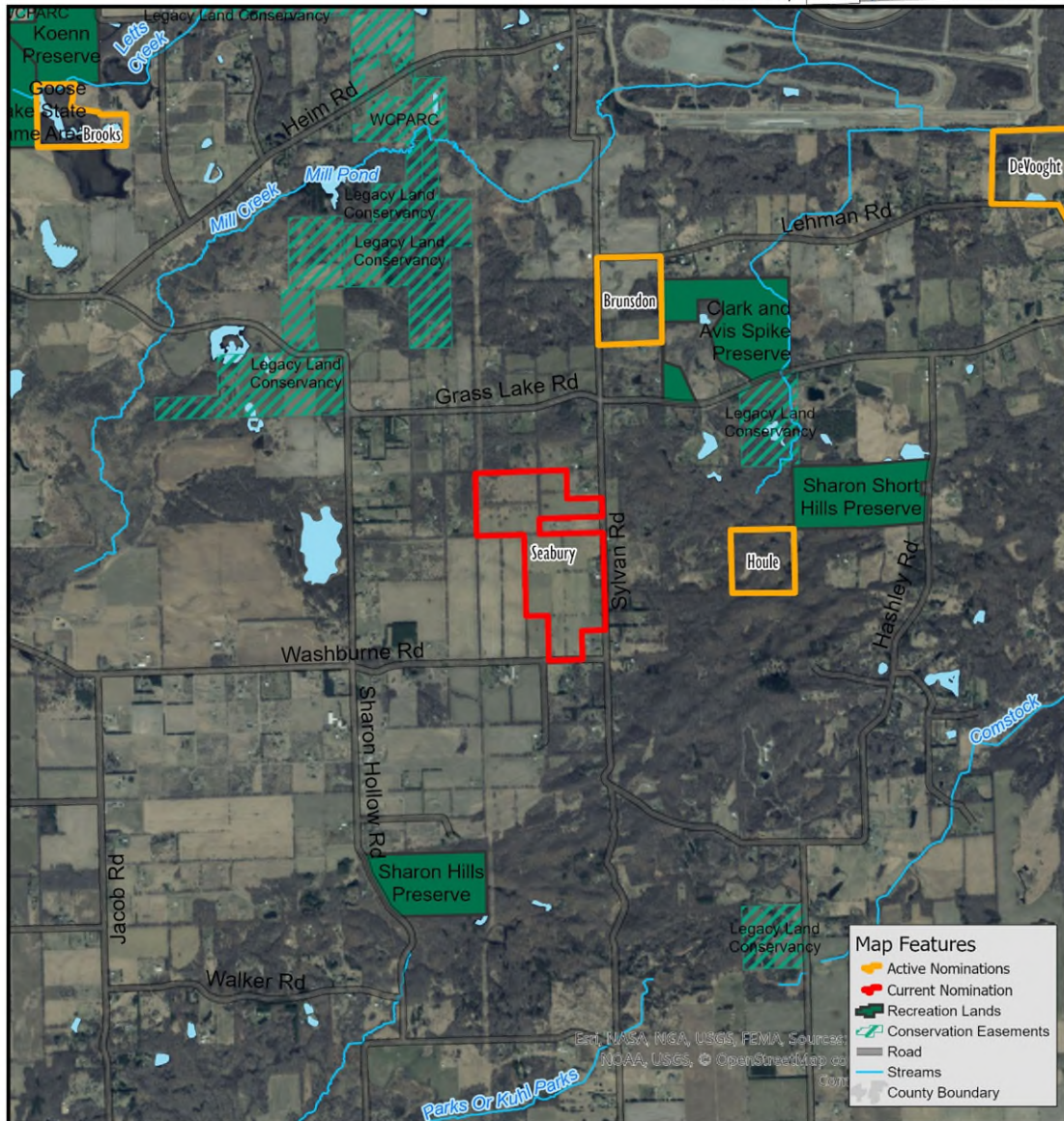
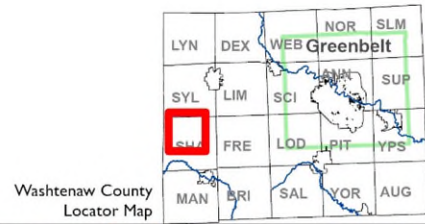
ALPAC MOTION

Seabury Property Local Area Aerial

Natural Areas Preservation Program

Sharon Township

+/- 147 acres



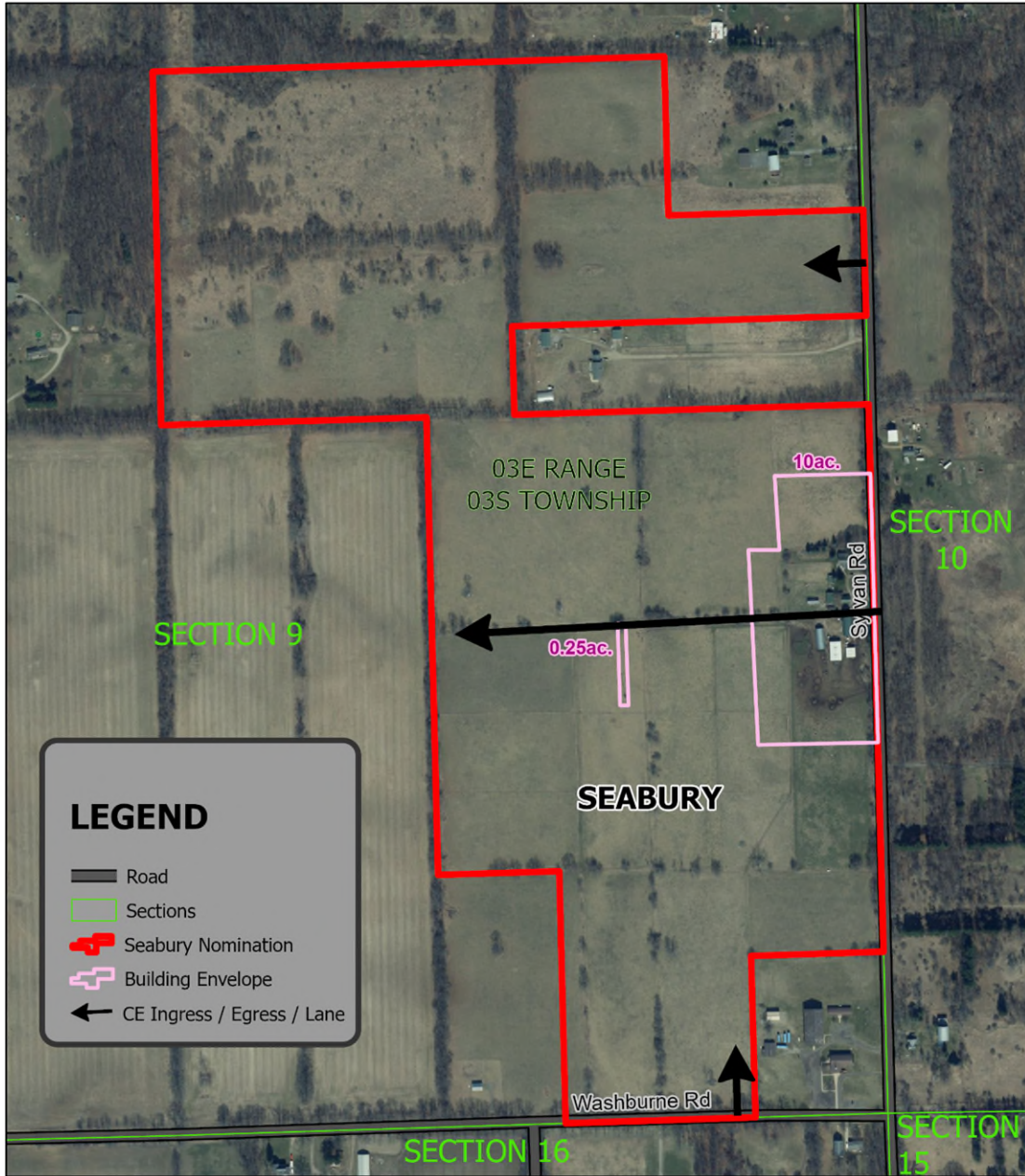
Prepared by Washtenaw County Parks & Recreation Commission
WC GIS; 2024 Aerial Photo

ALPAC MOTION



Seabury Conservation Easement - 147.58 Acres

Washtenaw County Parks and Recreation Commission
Michigan 2026 ACEP-ALE Application



Prepared by Washtenaw County Parks & Recreation Commission
2024 Aerial Photo

