

# **OPEN SPACE & PARKLAND PRESERVATION PROGRAM**

ANNUAL REPORT
Fiscal Year 2022
July 1, 2021 – June 30, 2022

Prepared for:

The City of Ann Arbor Greenbelt Advisory Commission Parks Advisory Commission

By:

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### INTRODUCTION AND BACKGROUND

In 2003, residents of Ann Arbor overwhelmingly approved the Open Space and Parkland Preservation Millage, also known as the Greenbelt Millage, which authorized a 30-year, 0.5 mil tax levy to provide funds for the preservation and protection of open space, natural habitats, agricultural lands, and the City's source waters outside of City limits, and the purchase of parkland within City limits.

As delineated in City Council Resolution 377-9-03, one-third of the millage revenue is dedicated for parkland acquisition within the City, and two-thirds of millage revenue is dedicated for land preservation within the Greenbelt District outside the City (Figure 2). Chapter 42 (Open Space and Parkland Preservation Ordinance) of the City Code provides the parameters for the use of Open Space and Parkland Preservation Millage funds. Chapter 42 establishes the Greenbelt Advisory Commission, charged with making recommendations to City Council on the use of Open Space and Parkland Preservation Millage funds within the Greenbelt District, known as the City's Ann Arbor Greenbelt Program. Within the City limits, the Parks Advisory Commission is tasked with making recommendations to City Council on the use of those millage funds for parkland acquisitions, overseen by the City's Parks and Recreation Department.

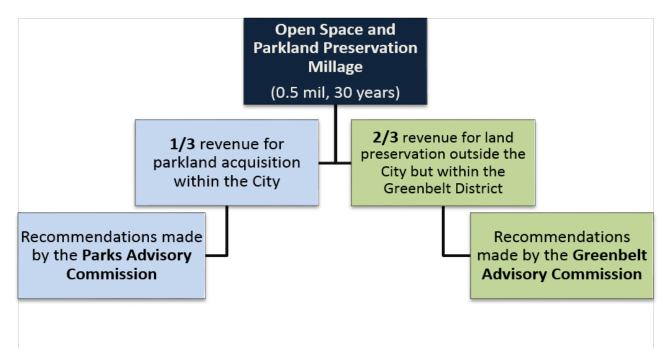


Figure 1. Open Space and Parkland Preservation Millage revenue distribution

The Open Space and Parkland Preservation Program just completed its nineteenth year and has made great strides in achieving the goals set out at the passage of the millage. As of June 30, 2022, the program has acquired 172.24 acres of parklands. These additions to the parks system provide critical linkages between and increase access to existing parks, protect high quality natural features remaining in the City, and increase the viability of the overall park system for Ann Arbor residents. All of these are priorities for acquisition listed in the City's Parks and Recreation Open Space (PROS) Plan. During fiscal year 2022, the City acquired an additional 4.109 acres of parkland.

Within the Greenbelt District, the millage has helped to protect over 6,384.77 acres of working farmland and open space. Protecting farmland and natural areas provides many benefits to Ann Arbor residents by protecting the scenic rural vistas of the area, supporting the local agricultural economy, and protecting land within the watershed of the Huron River. During fiscal year 2022, the millage protected an additional 445.08 acres of open space in the Greenbelt District.

#### **GREENBELT**

#### STRATEGIC PLAN

As directed in the Greenbelt's Strategic Plan, which was originally adopted in 2005 and most recently updated in 2019, the Greenbelt Program seeks to:

- 1. Preserve: Preserve the highest quality lands with parcel-level prioritization.
- 2. <u>Educate</u>: Build awareness of Greenbelt Program impacts and priorities throughout Ann Arbor and the surrounding communities.
- 3. <u>Collaborate</u>: Actively participate in authentic cross-sector regional conservation collaboration.
- 4. Align: Align Greenbelt acquisitions with water, climate, and health equity goals.

The Greenbelt Advisory Commission utilizes a multivariate parcel-level prioritization (Figure 2), paired with a scoring system for evaluating applications, to inform their recommendations on prospective acquisitions. Most of the acquisitions are completed in collaboration with local, state, and federal agencies and other nonprofit organizations.

The 2019 Greenbelt strategic plan update is available online here.

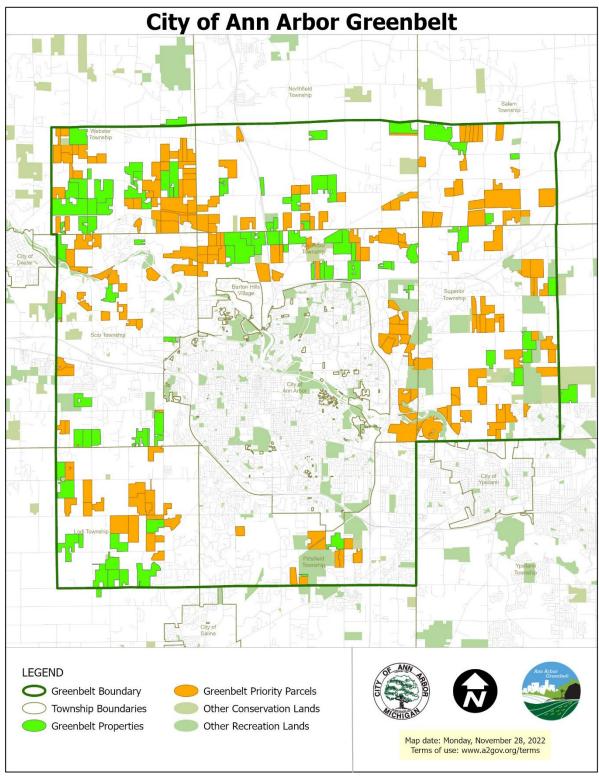


Figure 2. Parcel-level priorities defined by the 2019 Greenbelt Program Strategic Plan.

#### LEVERAGING FUNDS

The Greenbelt spent \$1,167,560 on the purchase price of projects this fiscal year. Local partners matched that with \$1,753,789, and grants totaled \$2,597,702. This means 78.8% of the purchase price for projects completed this fiscal year were non-City funds.

#### AGRICULTURAL CONSERVATION EASEMENT PROGRAM (ACEP)

USDA-NRCS's Agricultural Conservation Easement Program (ACEP) grants are state-competitive federal grants can provide up to 50% of a conservation easement's purchase price. In most fiscal years, the City submits at least two ACEP grant applications. However, in 2021 and 2022, more RCPP grants were available, which negated the necessity for ACEP.

#### REGIONAL CONSERVATION PARTNERSHIP PROGRAM (RCPP)

USDA-NRCS's Regional Conservation Partnership Program (RCPP) grants can provide up to 50% of a conservation easement's purchase price, as well as other conservation funding. These grants are applied to as a multi-year agreement to fund easements on a certain number of acres. Once the RCPP is secured, each easement "grant" within the RCPP is guaranteed, without state competition. In fiscal year 2021, the City led a new application for RCPP funding. The City's application was successful, securing the third largest award in the nation that year, totaling \$7.4M in NRCS grant funding matched by over \$8.5M in local funding to establish the \$15.9M "Lake Erie Conservation Partnership" that aims to protect over 1,600 acres over 5 years. The City and its partners continue to work with RCPP to deploy these funds.

#### **LOCAL PARTNERS**

The Greenbelt partnered with Lodi Township, Scio Township, and Washtenaw County Parks and Recreation Commission for transactions completed this fiscal year.

#### **STEWARDSHIP FUNDS**

For each conservation easement, approximately \$24,000 are set aside in a separate endowment fund. Since conservation easements are required to be monitored annually in perpetuity, these endowment funds are used to cover the monitoring costs, in addition to funding any potential costs to enforce easement terms and respond to easement violations in the future. As of June 30, 2022, the balance in the Greenbelt's endowment fund was \$967,152.

#### **FISCAL YEAR 2022 ACQUISITIONS**

Since the inception of the Greenbelt Program, the Ann Arbor area has witnessed significant changes in the local economy and real estate market, namely the Great Recession and the more recent COVID-19 induced spike in housing demand. The Great Recession in 2008 resulted in fewer developers buying land in the area, an increase in number of properties on the market, longer property sale times, and a decrease in real estate sale prices. Since then, the residential real estate market has recovered, especially within Ann Arbor city limits. Due to the COVID-19 pandemic, demand for housing soared in later 2020 and continued into 2021. According to the Ann Arbor Area Board of Realtors, average home sale prices in the Ann Arbor area increased to over \$380,000 for 2021, up from about \$340,000 for 2020, and a low of around \$173,000 in 2008.

Similar to the residential real estate market, values for conservation easements acquired by the Greenbelt also decreased after 2007 from average per acre value of more than \$16,000 in fiscal year 2006 to a low of about \$2,700 in fiscal year 2014 (Figure 3). The average has been trending upward since then, but with greater variability in change from year to year due to a much lower sample size. The COVID-19 housing demand may have had a less significant effect on easement prices in rural areas than it did on residential housing prices. However, fiscal year 2021 saw the closing of a property with the highest price per acre in the Greenbelt's history, at \$29,548/acre. This property was expensive largely because it was zoned industrial, which most if not all Greenbelt properties were zoned at a less intense use, usually agricultural zoning or rural residential. When examined together with all price per acre data points, even prior to the Great Recession, this \$29,548 data point is an extreme statistical outlier (greater than 3 times the IQ). Incorporating it into the average price per acre for FY21 does not produce an outlying average, but the average produced (\$11,861.26) suggests a several thousand hike in conservation easement values from 2020 (\$7,859) that is not supported by other active Greenbelt appraisals. Time will tell if this property reflects a true overall easement cost trend, or if it was a unique property.

<sup>&</sup>lt;sup>1</sup> Ann Arbor Area Board of Realtors®, *Annual Report for Ann Arbor Area Board of Realtors*® 2021 (Ann Arbor: Ann Arbor Area Board of Realtors®), 4, accessed December 6, 2022, https://www.aaabor.com/mls-tools-top-menu/area-housing-stats-top-menu/2021/581-aar-ann-2021/file.html.



Figure 3. Average appraised values of purchase of development rights easements for the Greenbelt Program, by years project closed (not appraisal year), fiscal years 2006 – 20210

As of June 30, 2022, the Greenbelt Program has helped to protect 6,829.23 acres of working farms and natural areas (Figure 4). The cumulative before-easement fair market value of these properties is over \$82.9 million, of which the City taxes have only contributed \$26.3 million to see through to preservation. More than \$34.5 million are matching funds, secured through collaboration with other organizations and local, state, and federal agencies. For some transactions, the landowners themselves contributed a portion of the purchase price by selling the development rights at bargain sale prices.

During fiscal year 2022 the Greenbelt Program completed six acquisitions, protecting a total of 445.08 acres of natural areas and working farmland. Three of these six had been identified as parcel priorities by the strategic plan.

- *City-led Acquisitions*: The Greenbelt Program purchased two conservation easements in fiscal year 2022:
  - Stone: 29.72-acre conservation easement acquisition in Lodi Township. Adjacent to Washtenaw County Parks and Recreation Commission's 150-acre Lambarth easement. WCPARC and Lodi Township contributed funds to this project. Half of this property is actively farmed, while the other half is a healthy forest
  - 2. *Russell*: 151-acre conservation easement in Lodi Township. This property added to a contiguous protected block made of the Rogers, Schumacher, and Guenther West easements, with the four together totaling

- **Partner-led Acquisitions:** The Greenbelt Program provided funding to four partner-led acquisitions in fiscal year 2022:
  - 1. Andres E: This property, along with its sister property Andres W, were the first buy-protect-sell projects led by a local government in Washtenaw County. Scio Township led these projects. Andres E is 80.746 acres.
  - 2. Andres W: A 78.176-acre buy-protect-sell easement led by Scio Township
  - 3. *Rouse*: The Washtenaw County Parks and Recreation Commission led a most 4.076-acre fee simple expansion of their Kidder-McKeachie Scio Woods Preserve.
  - 4. *Renz*: The Renz property, a 101.361-acre farm, was Scio Township's next buy-protect-sell project following the success of the Andres properties.

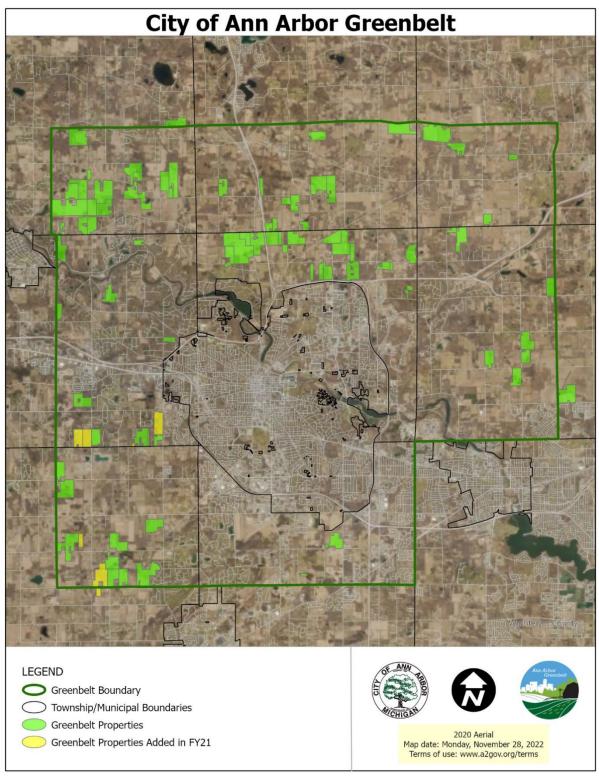


Figure 4. Properties protected by the Greenbelt Program through June 30, 2022

# **FISCAL YEAR 2022 FINANCIALS**

See Appendix A for detailed financial report.

# **FISCAL YEAR 2022 APPLICATIONS**

The City received nine Greenbelt applications, summarized here:

Application ID #	Date Received	Status
2021-02	11/5/2021	Under review by GAC
2021-03	11/12/2021	Application Rescinded
2021-04	11/13/2021	Approved by City Council
82021-05	12/23/2021	Under review by GAC
2022-01	1/13/2022	Under review by GAC
2022-02	1/20/2022	Under review by GAC
2022-03	2/12/2022	Under review by GAC
2022-04	05/02/2022	Under review by GAC
2022-05	5/19/2022	Under review by GAC

# **ALL COMPLETED GREENBELT ACQUISITIONS**

Project Name	Acres	Township	Fee Simple or Conservation Easement	Working Farm?	FMV/Purchase Price	City's Share
Bloomer, Tom & Rosanne	152.3	Webster	Conservation Easement	Υ	\$2,110,000	\$1,708,358
Fishbeck, William & Betty	41.33	Salem	Conservation Easement	Υ	\$790,000	\$582,800
Fishbeck, William & Betty	116.43	Superior	Conservation Easement	Υ	\$1,963,000	\$1,379,100
Cares, John & Jean	180.644	Webster	Conservation Easement	Υ	\$2,900,000	\$1,925,700
Kapp, Dale	147.83	Ann Arbor	Conservation Easement	Υ	\$2,212,254	\$760,936
Alexander, John and Beverly	70	Northfield	Conservation Easement	Υ	\$1,015,000	\$680,000
Fox	49.08	Scio	Fee Simple	N	\$771,000	\$192,750
Biltmore / Superior / Geddes aka DBN Investors LLC	139.25	Superior	Fee Simple	Υ	\$1,713,000	\$626,625
Hilton, Walter Trust (Mason)	89.62	Pittsfield	Conservation Easement	Υ	\$1,476,000	\$871,000
Dudley, Open Roads Development	90.64	Scio	Fee Simple	N	\$2,273,421	\$350,000
Smyth	100	Webster	Conservation Easement	Υ	\$955,000	\$156,581
Merkel / Heller	147.73	Webster	Conservation Easement	Υ	\$1,360,000	\$570,000
Webster Church	94.43	Webster	Conservation Easement	Υ	\$613,000	\$543,720

Girbach (Vestergaard)	101.89	Lodi	Conservation Easement	Υ	\$928,400	\$737,400
Nixon, William and	264.85	Webster	Conservation Easement	Υ	\$2,061,000	\$830,500
Cherie		Webster	Conservation Lasement			
Zeeb, Kenny	81.5	Ann Arbor	Conservation Easement	Υ	\$628,000	\$162,865
Braun, Charles and Catherine	286.51	Ann Arbor	Conservation Easement	Υ	\$3,878,583	\$1,496,400
Gould	50.93	Ann Arbor	Conservation Easement	Υ	\$669,833	\$282,717
Ledwidge	65.17	Webster	Conservation Easement	Υ	\$468,039	\$179,025
Clark, Brad and Mary	34.3	Webster	Conservation Easement	Υ	\$174,000	\$139,200
Honke (Cavanaugh)	95.94	Northfield	Conservation Easement	Υ	\$674,825	\$408,090
Whitney	142.59	Webster	Conservation Easement	Υ	\$1,047,222	\$588,806
Braun, Thomas & Theodore	187.06	Ann Arbor	Conservation Easement	Υ	\$1,375,500	\$350,753
Pardon	73	Ann Arbor	Conservation Easement	Υ	\$556,783	\$141,980
Maulbetsch	125	Northfield	Conservation Easement	Υ	\$725,000	\$442,250
Geiger	212.5	Salem	Conservation Easement	Υ	\$1,241,722	\$937,797
Geiger	115.53	Northfield	Conservation Easement	Υ	\$670,074	\$538,994
Botero *	30	Northfield	Conservation Easement	Υ	\$83,500	\$15,000
Thomas and Lobato	30.85	Scio	Conservation Easement	Υ	\$194,355	\$97,178
Lindemann and Weidmayer	111.47	Lodi	Conservation Easement	Υ	\$646,526	\$332,906
Pellerito aka Lakeside Development LLC aka Mitigation Solutions aka Oakland	100	Superior	Conservation Easement	Y	\$691,180	\$172,858
Newton (Green Things)	58.85	Ann Arbor	Conservation Easement	Υ	\$323,828	\$85,726
Boike (Maulbetsch)	132.83	Northfield	Conservation Easement	Υ	\$579,300	\$463,440
Bloch	23	Ann Arbor	Fee Simple	Υ	\$173,000	\$46,750
Bloch	32.7	Northfield	Fee Simple	N	\$245,250	\$61,313
VanNatter	18.43	Webster	Conservation Easement	Υ	\$110,000	\$88,000
Alexander, Robbin	93.15	Webster	Conservation Easement	Υ	\$353,970	\$186,390
Hornback, Dan and Amy (Kadykowski)	72.953	Salem	Conservation Easement	Υ	\$321,000	\$160,500
Schultz, Robert	135.99	Superior	Conservation Easement	Υ	\$468,000	\$238,680
Drake - South	128.02	Lodi	Conservation Easement	Υ	\$567,291	\$456,396
Domino Farms aka DF Land Development	12.33	Ann Arbor	Fee Simple	N	\$222,000	\$32,000
Moore	24	Scio	Conservation Easement	Υ	\$84,000	\$25,200
White aka McCleery	64	Scio	Conservation Easement	Υ	\$129,813	\$39,000
Wolf and Sheldon	20	Webster	Conservation Easement	Y	\$54,000	\$43,200
Novick, Jack and Kerry						
Kelly	11.43	Ann Arbor	Conservation Easement	Υ	\$60,000	\$20,000
VanCurler	89.47	Scio	Fee Simple	N	\$772,000	\$257,333
DF Land Development LLC	81.12	Ann Arbor	Fee Simple	N	\$2,055,000	\$380,250
Schumacher, Carol	81.39	Lodi	Conservation Easement	Υ	\$325,560	\$128,964
Polliey	7.797	Pittsfield	Conservation Easement	Υ	\$38,000	\$27,700
Hall, James S. Revocable Trust	99.468	Webster	Conservation Easement	N	\$258,600	\$116,370
Landsberg, Carol P. Trust	81.83	Webster	Fee Simple	N	\$574,656	\$157,140

Pringle, John and Beverly Mitchell	18.379	Scio	Fee Simple	N	\$645,000	\$129,000
Guenther (West)	72.72	Lodi	Conservation Easement	Υ	\$347,800	\$225,780
Guenther (East)	174.56	Lodi	Conservation Easement	Υ	\$792,000	\$531,800
Lada Rolling Acres, LLC	37.67	Ann Arbor	Conservation Easement	Υ	\$243,000	\$81,000
Stiles-Kaldjian	120.479	Ann Arbor	Conservation Easement	Υ	\$730,000	\$315,500
Seeley Farm	27.52	Ann Arbor	Conservation Easement	Υ	\$184,000	\$92,000
Drake (North)	71.82	Lodi	Conservation Easement	Υ	\$353,000	\$122,630
Shatter Family Trust	25	Salem	Fee Simple	N	\$375,000	\$187,500
Smith, Carol Trust	145.644	Webster	Conservation Easement	Υ	845000	\$280,000
DeVine-Koselka	95.296	Scio	Conservation Easement	Υ	\$655,000	\$203,050
Ford-Goldmsith	90.001	Webster	Conservation Easement	Υ	\$540,000	\$91,800
Koch	40	Ann Arbor	Conservation Easement	Υ	\$252,000	\$59,640
Haas	44	Scio	Conservation Easement	N	\$293,000	\$97,500
Stepien	79.423	Superior	Fee Simple	N	\$693,000	\$300,000
Rogers	83.568	Lodi	Conservation Easement	Υ	\$408,982	\$145,430
Lambarth	150.13	Lodi	Conservation Easement	Υ	\$457,000	\$228,500
Lepkowski	75	Northfield	Conservation Easement	Υ	\$427,500	\$201,750
Boss & Bull Holdings LLC	26.94	Northfield	Fee Simple	N	\$263,000	\$73,593
Moehrle	114.77	Ann Arbor	Conservation Easement	Υ	\$1,119,000	\$186,500
Landau	9.268	Ann Arbor	Fee Simple	N	\$333,000	\$165,000
Buesser	30.95	Northfield	Conservation Easement	Υ	\$135,000	\$82,000
Stiles-Kaldjian Pt II	40.993	Ann Arbor	Conservation Easement	Υ	\$388,000	\$60,000
Kidder	13.51	Scio	Fee Simple	N	\$351,000	\$115,830
Stone	29.72	Lodi	Conservation Easement	Υ	\$130,000	\$64,000
Russell	151	Lodi	Conservation Easement	Υ	\$604,000	\$142,000
Andres E	80.746	Scio	Conservation Easement	Υ	\$888,000	\$268,400
Andres W	78.176	Scio	Conservation Easement	Υ	\$812,000	\$230,809
Rouse	4.076	Scio	Fee Simple	N	\$90,051	\$30,017.05
Renz	101.361	Scio	Conservation Easement	Υ	\$2,995,000	\$432,334.00
TOTAL	6829.23				\$60,851,318	\$26,360,004

# **PARKLAND**

### **STRATEGIC PLAN**

Ann Arbor's Parks and Recreation Open Space (PROS) Plan lists the following criteria for evaluating future parkland acquisitions. Please refer to the PROS Plan for more details on each criterion.

- 1. City-wide System Balance / Geographic Distribution as well as Open Space Convenient to Each Neighborhood
- 2. Natural Resource Protection
- 3. Open Space and Green Space Imagery/Aesthetics
- 4. Enhance Access and Linkage

- 5. Protection of the Huron River, Watersheds, and Water Quality
- 6. Recreation Value and Suitability for Intended Use
- 7. Method of Acquisition/Direct Costs
- 8. Provides for Future Needs/Anticipates Growth
- 9. Long-Term Development and Maintenance Costs

The City's PROS Plan is available online here.

### **FISCAL YEAR 2022 ACQUISITIONS**

The City of Ann Arbor completed two parkland acquisitions in fiscal year 2022, totaling 4.109 acres of parkland added to the City:

- 1. *St. Joseph Mercy Health System:* The City acquired fee title to 0.339 acres for a new park at the corner of Dexter Ave and Seybold Dr, next to the City of Ann Arbor Housing Commission's West Arbor affordable housing development.
- 2. *Malletts 2 LLC:* This fee purchase added 3.77 acres of natural area to Mary Beth Doyle Park.

#### **FISCAL YEAR 2022 FINANCIALS**

See Appendix A for detailed financial report.

#### **FISCAL YEAR 2022 APPLICATIONS**

The City received one parkland application, summarized here:

Application ID #	Date Received	Status
2022-03	2-12-2022	Under review by PAC/LAC

#### **COMPLETED PARKLAND ACQUISITIONS**

Project Name	Acres	FMV	Total Parks cost
Evergreen Lot 118	0.22	\$65,000.00	\$57,247.00
Evergreen Lot 120	0.22	\$65,000.00	\$49,668.00

Evergreen Lot 108	0.24	\$75,000.00	\$39,300.00
Brookside	0.7	\$212,000.00	\$150,000.00
Columbus Homes	N/A	N/A	\$74,749.00
South Addition	18.28	\$1,200,000.00	\$1,260,590.00
Onder, Janice B.	4.75	\$480,000.00	\$489,985.00
Girl Scouts of Huron Valley	7.71	\$2,220,000.00	\$2,239,249.00
Evergreen Lot 78 & 80	0.53	\$150,000.00	\$158,435.00
Traver	N/A	N/A	\$65,237.00
Zion Lutheran Church	2.64	\$580,000.00	\$597,664.00
Crary, Trust of Douglas B.	1.3	\$33,500.00	\$12,032.00
Narrow Gauge Holdings, Inc.	12.73	\$2,545,000.00	\$1,844,376.00
Botsford Trust, Donald T.	10.42	\$312,000.00	\$161,350.00
Patrician Homes LLC aka 219	0.19	\$250,000.00	\$277,506.00
Chapin	0.19	\$230,000.00	
Huron Victorian Enterprises	0.35	\$2,000.00	\$10,063.00
aka Linkner			
Elks Lodge aka 220 N Sunset	0.58	\$380,000.00	\$376,969.00
Riverview Nursing	1.1	\$76,000.00	\$5,755.00
Kaufman Trust, Williams, and	2	\$830,000.00	\$599,656.00
Vivian		\$030,000.00	
Bryant Community Center	0.23	\$70,000.00	\$76,262.00
Add'n			
Braun Park	10.6	N/A	\$-
C. Clare North	0.91	\$110,000.00	\$118,944.00
1240 Orkney	0.35	\$115,000.00	\$123,674.00
Brokaw aka 3013 W Huron Dr	24.45	\$1,230,000.00	\$-
Martin	2.02	\$255,000.00	\$-
BRE Nixon Road Associates	25.67	\$277,000.00	\$35,808.00
Toll Brothers	10.17	\$56,000.00	\$322.00
Toll Brothers	5.9	\$0	\$322.00
North Sky	2.07	\$299,108.00	\$500.00
Hickory Way Apartments	1.51	\$135,000.00	\$83,396.70
Windy Crest	8.478	\$255,000.00	\$492.00
BRE Nixon Road Associates	6.58	\$71,064.00	\$156,996.87
Hosford Trust	5.23	\$153,000.00	
St. Joseph Mercy Health	0.339	\$110,400.00	\$110,400.00
System			
Malletts 2 LLC	3.77	\$1,494,705	\$35,808.00
TOTAL	172.24	\$14,737,072.00	\$10,975,078

# APPENDIX A: FISCAL YEAR 2022 FINANCIAL REPORT

#### City of Ann Arbor

#### OPEN SPACE AND PARKLAND PRESERVATION MILLAGE (FINAL)

		FY 2005	FY 20	06	FY	2007	FY 2008	3	FY 2009		FY 2010		FY 2011		FY 2012		FY 2013		FY 2014		FY 2015		FY 2016		FY 2017		FY 2018		FY 2019		FY 2020		FY 2021		FY 2022
REVENUE																																			
Taxes	\$	1,939,530	\$ 2,01	14,851	\$ 2	2,130,654	\$ 2,237	,489	\$ 2,232,550	\$	2,262,001	\$	2,163,966	\$	2,136,675	\$	2,141,370	\$	2,221,908	\$	2,271,916	\$	2,338,322	\$	2,383,653	\$	2,446,842	\$	2,528,889	\$	2,660,735	\$	2,769,752	\$	2,846,607
Bond Proceeds	\$	-	\$ 20,10	08,066	\$	-	\$	-	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Fund Balance from Prior Year	\$	4,260,286	\$	-	\$	-	\$	-	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Investment Income	\$	116,040	\$ 76	50,529	\$ 1	1,177,978	\$ 937	,442	\$ 815,26	\$	492,576	\$	27,973	\$	176,082	\$	(30,831)	\$	119,028	\$	89,588	\$	109,542	\$	811	\$	41,622	\$	384,465	\$	437,783	\$	11,042	\$	(255,918)
Prior Year Refund of Expenses	\$	-	\$	-	\$	3,918	\$ 2	,643	\$ -	\$	-	\$	-	\$	-	\$	-	\$	170	\$	306	\$	2,500	\$	3,561	\$	1,624	\$	4,305	\$	2,870	\$	588	\$	-
Escrow Refund	\$	-	\$	-	\$	-	\$	-	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Tax Refund	\$	(1,546)	\$	(3,235)	\$	(1,930)	\$ (13)	,020)	\$ -	\$	(11,087)	\$	(26,762)	\$	(50,390)	\$	(28,277)	\$	(18,499)	\$	(6,000)	\$	(3,236)	\$	(850)	\$	(1,617)	\$	(5,490)	\$	(13,053)	\$	(6,193)	\$	(18,333)
Uncollectible Property Taxes	\$	(950)	\$	-	\$	-	\$	-	\$ -	\$	(1,117)	\$	-	\$	(1,226)	\$	(1,610)	\$	-	\$	(63)	\$		\$	(2,611)	\$	(985)	\$	(1,249)	\$	(4,921)	\$	(13,526)	\$	- 1
Net Revenues	\$	6,313,361	\$ 22,88	30,211	\$ 3	3,310,620	\$ 3,164	,554	\$ 3,047,81	L \$	2,742,373	\$	2,165,177	\$	2,261,141	\$	2,080,652	\$	2,322,607	\$	2,355,748	\$	2,447,129	\$	2,384,564	\$	2,487,486	\$	2,910,920	\$	3,083,414	\$	2,761,664	\$	2,572,356
Parks Advisory Commission (PAC)																																			
Associated Revenue		2,104,454		26,737		1,103,540	\$ 1,054	,	\$ 1,015,93		914,124	\$	721,726	Ş	753,714	Ş	693,551	\$	774,202	Ş	785,249	\$	815,710	Ş	794,855	Ş	829,162		\$ 970,307		\$1,027,804.67		\$920,554.59		\$857,452.01
Fund Balance from Prior Year	\$	-	\$ 1,38	31,840	\$ 8	3,561,073	\$ 6,321	,302	\$ 4,409,30	, \$	4,726,767	\$	4,902,441	\$	4,178,498	\$	4,396,584	\$	4,394,895	\$	4,702,125	\$	4,899,981	\$	5,368,364	\$	5,300,521	\$	5,683,611	\$	6,144,237	\$	6,616,887	\$	6,596,126
Contributions	\$	50,000	\$	-	\$	-	\$	-																											
Escrow Refund							\$ 11	,753																											
Grant reimbursement (St of Mich)	\$	659,337	\$	-	\$	-	\$	-																											
PAC Associated Admin Expenses	\$	(28,539)	, ,	19,695)	\$	-	\$	-	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Joint PAC/GAC Admin Expenses	\$	(3,928)	\$ (6	66,615)	\$	(49,953)	\$ (64	,890)	\$ (61,642	2) \$	(58,114)	\$	(53,289)	\$	(40,015)	\$	(43,322)	\$	(38,742)	\$	(43,647)	\$	(54,432)	\$	(53,655)	\$	(47,351)	\$	(62,068)	\$	(63,990)	\$	(56,283)	\$	(58,032)
PAC Debt Service	\$	-	\$ (15	66,823)	\$	(386,042)	\$ (388)	,650)	\$ (399,392	2) \$	(399,317)	\$	(404,050)	\$	(408,383)	\$	(409,050)	\$	(411,083)	\$	(542,121)	\$	(284,912)	\$	(387,754)	\$	(387,871)	\$	(403,799)	\$	(389,454)	\$	(405,149)	\$	(404,832)
Project Expenditures	\$	(1,399,484)		04,370)	· ·	2,907,316)	\$ (2,525		\$ (237,444		(281,020)	\$	(988,329)	\$	(87,230)	\$	(242,867)	\$	(17,148)	\$	(1,625)	\$	(7,982)	\$	(421,288)	\$	(10,850)	\$	(43,813)	\$	(101,710)	\$	(479,885)	\$	(1,623,844)
Fund Balance	\$	1,381,840	\$ 8,56	51,073	\$ 6	5,321,302	\$ 4,409	,307	\$ 4,726,76	7 \$	4,902,441	\$	4,178,498	\$	4,396,584	\$	4,394,895	\$	4,702,125	\$	4,899,981	\$	5,368,364	\$	5,300,521	\$	5,683,611	\$	6,144,237	\$	6,616,887	\$	6,596,126	\$	5,366,870
Greenbelt Advisory Commission (GAC) Associated Revenue		4.208.907	ć 15.35	53.474	ć -	2.207.080	\$ 2.109	702	\$ 2.031.874		1.828.249	ć	1.443.451	ć	1.507.427	ć	1.387.101	ć	1.548.405	¢	1.570.498	ć	1.631.419	,	1.589.709	ć	1.658.324	ć	1,940,614	ć	2,055,609	ć	1,841,109	ć	1,714,904
Fund Balance from Prior Year	٠	4,200,507		39,787		1.267.653	\$ 13.567	,	\$ 13.223.84		12.374.362	٠	10.887.690	٠	5.917.895	٠,	5.190.945	٠	4.318.137	٠	4.776.159	٠	4.341.374	٠	5.112.423	٠	5.519.809	٠	5,078,316	٠	5,321,884	٠	4,895,499	د د	5,559,277
Grant Reimbursement (FRPP)	\$	-		90.642		1,267,655 L.257.400		.643	\$ 13,223,84. \$ 681.800		1.030.500	ç	2.797.009	ç	312.620	ç	396,900	÷	4,310,137	÷ خ	159.524	ç	4,341,374	۶	5,112,423	۶	381,220	è		è	5,321,884	÷	213,750	ç	262,207
	۶	-	\$ 15	90,042	ر د	1,257,400	\$ 330	,043	5 001,000	, ,	, ,	۶	, . ,	۶	312,620	¢ م	5,330	۶	-	۶	37.072	۶	-	۶	6.000	۶	5,000	Ş	141,120	۶		ş		÷	
Contributions and Memorials	\$	(77.004)	\$ 	-	\$	-	\$ (2)	-	-	\$	3,500	>	17,000	\$	391	\$	5,330	\$	-	\$	37,072	>	-	\$	6,000	>	5,000			\$	4,000	\$	-	\$	-
GAC Associated Admin Expenses	\$	(77,894)		73,059)	\$	-		,952)	> -		(4,550)	>	(574)	\$	-	\$	-	\$	-	\$	-	>	-	\$		>	-	\$		>	-	\$	-	\$	-
Joint PAC/GAC Admin Expenses	\$	(7,856)		33,231)	\$	(99,907)		,779)	\$ (123,283		(116,228)	\$	(106,578)	\$	(80,029)	\$	(86,644)	\$	(77,483)	\$	(87,294)	\$	(108,864)	\$	(107,311)	\$	(94,702)	\$	(124,137)	\$	(127,980)	\$	(112,565)	\$	(116,063)
GAC Debt Service	\$	(22.270)		13,645)		(772,083)		,300)	\$ (798,783		(798,633)	>	(808,100)	>	(816,767)	>	(818,100)	\$	(822,167)	\$	(1,084,242)	>	(569,824)	\$	(775,509)	>	(775,742)	>	(807,598)	>	(778,908)	>	(810,298)	\$	(809,664)
Project Expenditures	\$	(33,370)	, , ,	16,315)		3,292,912)	\$ (1,879	, ,	\$ (2,641,093		(3,429,509)	\$	(8,312,003)	\$	(1,650,592)	\$	(1,757,395)	\$	(190,733)	\$	(1,030,343)	\$	(181,682)	\$	(305,504)	\$	(1,615,593)	\$	(906,431)	\$	(2,090,176)	->	(468,218)	\$	(1,693,875)
Fund Balance	\$	4,089,787	\$ 14,26	7,653	\$ 1s	3,567,231	\$ 13,223	,84/	\$ 12,374,362	: \$	10,887,690	\$	5,917,895	\$	5,190,945	<b>&gt;</b>	4,318,137	\$	4,776,159	\$	4,341,374	\$	5,112,423	\$	5,519,809	Ş	5,078,316	<b>&gt;</b>	5,321,884	Þ	4,895,499	<u> </u>	5,559,277	<b>&gt;</b>	4,916,785

Fund 24 Administrative Limit Calculation Limit on Administrative Expenditure	FY 04/05	FY 05/06	FY 06/07	FY 07/08	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
For the Period Ended December 31  Cumulative Legal Limit *	\$ 4,120,400	\$ 4,002,183	<b>\$</b> 3,709,583	<b>*</b> \$ 3,559,723	<b>★</b> \$ 3,362,102	<b>\$</b> \$3,177,178	<b>\$</b> 2,998,286	<b>*</b> \$ 2,837,844	<b>*</b> \$ 2,717,800	<b>★</b> \$ 2,587,834	<b>\$</b> 2,471,609	<b>*</b> \$ 2,340,668	<b>★</b> \$ 2,177,372	<b>*</b> \$ 2,016,406	<b>\$</b> 1,874,352	<b>*</b> \$ 1,688,147	<b>\$</b> 1,496,177	<b>\$</b> 1,327,329
-	(	(	(	· (	(	(	(	(	(	· (	(	(	(	(	(	(		<i>(</i>
Administrative Expenditure (from income statement)	\$ 118,217	\$ 292,600	\$ 149,860	) <u>\$ 197,621</u>	) \$ 184,925	\$ 178,892	\$ 160,442	) \$ 120,044	\$ 129,966	\$ 116,225	\$ 130,941	\$ 163,296	\$ 160,966	\$ 142,054	\$ 186,205	\$ 191,970	\$ 168,848	\$ 174,095
Remainder	\$ 4,002,183	\$ 3,709,583	\$ 3,559,723	\$ 3,362,102	\$ 3,177,178	\$ 2,998,286	\$ 2,837,844	\$ 2,717,800	\$ 2,587,834	\$ 2,471,609	\$ 2,340,668	\$ 2,177,372	\$ 2,016,406	\$ 1,874,352	\$ 1,688,147	\$ 1,496,177	\$ 1,327,329	\$ 1,153,234
* Limit calculation (legal) Six percent of bond principal	\$ 20,250,000 6	5.0% \$ 1,215,000																
	e Revenue \$ 84,400,000																	
+ Six percent of excess millage a	ebt Service <u>\$ (35,976,660)</u> after debt																	
service	\$ 48,423,340 6	5.0% <u>\$ 2,905,400</u>																
= Maximum Administrative Expe	nditure																	
over 30 years		\$ 4,120,400																
Limit on Administrative Expenditure	FY 04/05	FY 05/06	FY 06/07	FY 07/08	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
Cumulative Operating Limit *	\$ 3,296,320	\$ 3,178,103	\$ 2,885,503	\$ 2,735,643	\$ 2,538,022	\$ 2,353,098	\$ 2,174,206	\$ 2,013,764	\$ 1,893,720	\$ 1,763,754	\$ 1,647,529	\$ 1,516,588	\$ 1,353,292	\$ 1,192,326	\$ 1,050,272	\$ 864,067	\$ 672,097	\$ 503,249
Administrative Expenditure (from income statement)	\$ 118,217	\$ 292,600	\$ 149,860	\$ 197,621	\$ 184,925	\$ 178,892	\$ 160,442	\$ 120,044	\$ 129,966	\$ 116,225	\$ 130,941	\$ 163,296	\$ 160,966	\$ 142,054	\$ 186,205	\$ 191,970	\$ 168,848	\$ 174,095
Remainder	\$ 3,178,103	) \$ 2,885,503	\$ 2,735,643	\$ 2,538,022	\$ 2,353,098	/ \$ 2,174,206 /	\$ 2,013,764	/ \$ 1,893,720 <sup>/</sup>	\$ 1,763,754	/ \$ 1,647,529 <sup>/</sup>	/ \$ 1,516,588 <sup>'</sup>	\$ 1,353,292	/ \$ 1,192,326 <sup>/</sup>	\$ 1,050,272 <sup>'</sup>	\$ 864,067 <sup>/</sup>	/ \$ 672,097 <sup>/</sup>	\$ 503,249 <sup>'</sup>	/ \$ 329,154
Kellulidei	Ψ 0,170,100	<u> </u>	<u> </u>	ψ <u>1,000,011</u>	<del>\$ 2,000,000</del>	ψ 2,174,200	<u> </u>	Ψ 1,000,720	ψ 1,700,70 <del>4</del>	ψ 1,041,023	ψ 1,010,000	ψ 1,000, <u>101</u>	Ψ 1,132,320	Ψ 1,000,272	ψ 004,001	ψ 0/2,007	ψ 000,±43	<del>*************************************</del>
* Limit calculation (operating) 4.8% percent of bond principal	\$ 20,250,000 4	4.8% \$ 972,000	7															
Millag	e Revenue \$ 84,400,000																	
	ebt Service \$ (35,976,660)																	
service	\$ 48,423,340 4	4.8% \$ 2,324,320																
= Maximum Administrative Expe	ndituro																	
over 30 years	nature	\$ 3,296,320																
Comparision of Administrative Expenditures to Total Expenditu	res FY 04/05	FY 05/06	FY 06/07	FY 07/08	FY 2009	FY 2010	FY 2011	FY 2012	FY 2013	FY 2014	FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
Total Expenditures (from income statement)	\$ 1,551,071	\$ 5,713,753	\$ 7,508,213	\$ 5,768,328	\$ 4,261,637	\$ 5,087,371	\$ 10,672,924	\$ 3,083,016	\$ 3,357,378	\$ 1,557,356	\$ 2,789,273	\$ 1,207,696	\$ 2,051,021	\$ 2,932,109	\$ 2,347,846	\$ 3,552,218	\$ 2,332,398	\$ 4,706,310
Total Administrative Expenditures (from income statement)	\$ 118,217	\$ 292,600	\$ 149,860	\$ 197,621	\$ 184,925	\$ 178,892	\$ 160,442	\$ 120,044	\$ 129,966	\$ 116,225	\$ 130,941	\$ 163,296	\$ 160,966	\$ 142,054	\$ 186,205	\$ 191,970	\$ 168,848	\$ 174,095

7.6%

Percentage

5.1%

2.0%

3.4%

4.3%

3.5%

1.5%

3.9%

3.9%

7.5%

4.7%

13.5%

7.8%

4.8%

7.9%

5.4%

7.2%

3.7%

# City of Ann Arbor

# INCOME STATEMENT - OPEN SPACE AND PARKLAND PRESERVATION MILLAGE

#### For the Period Ended June 30, 2022

#### Audited

				Auc	aitea								
		FY 2012	FY 2013	FY 2014		FY 2015	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	FY 2021	FY 2022
REVENUE													
Millage Proceeds Bond/Note Proceeds	\$	2,136,675	\$ 2,141,370	\$ 2,221,908	\$	2,271,916	\$ 2,338,322	\$ 2,383,653	\$ 2,446,842	\$ 2,528,889	\$ 2,660,735	\$ 2,769,752	\$ 2,846,607
Investment Income	<sup>1</sup> \$	176,082	\$ (30,831)	\$ 119,028	\$	89,588	\$ 109,542	\$ 811	\$ 41,622	\$ 384,465	\$ 437,783	\$ 11,042	\$ (255,918)
Prior Year Refund of Expenses/Misc				\$ 170	\$	306	\$ 2,500	\$ 3,561	\$ 1,624	\$ 4,305	\$ 2,870	\$ 588	
Refund of Escrow													
State Grants													
Federal Grants	\$	312,620	\$ 396,900	\$ -	\$	159,524	\$ -	\$ -	\$ 381,220	\$ 141,120	\$ 511,070	\$ 213,750	\$ 262,207
Contributions & Memorials	\$	391	\$ 5,330	\$ -	\$	37,072		\$ 6,000	\$ 5,000		\$ 4,000	\$ -	\$ 
Gross Revenue	\$	2,625,768	\$ 2,512,769	\$ 2,341,106	\$	2,558,406	\$ 2,450,365	\$ 2,394,025	\$ 2,876,308	\$ 3,058,779	\$ 3,616,458	\$ 2,995,133	\$ 2,852,896
Tax Refund		(\$50,390)	\$ (28,277)	\$ (18,499)	\$	(6,000)	\$ (3,236)	\$ (850)	\$ (1,617)	\$ (5,490)	\$ (13,053)	\$ (6,193)	\$ (18,333)
Uncollectible Personal Property Taxes		(\$1,226)	(\$1,610)	\$0		(\$63)		(\$2,611)	(\$985)	(\$1,249)	(\$4,921)	(\$13,526)	 \$0
Net Revenues	\$	2,574,152	\$ 2,482,882	\$ 2,322,607	\$	2,552,344	\$ 2,447,129	\$ 2,390,564	\$ 2,873,706	\$ 3,052,040	\$ 3,598,484	\$ 2,975,414	\$ 2,834,563
<u>EXPENSES</u>													
DEBT SERVICE	\$	1,225,150	\$ 1,227,150	\$ 1,233,250	\$	1,626,364	\$ 854,736	\$ 1,163,263	\$ 1,163,613	\$ 1,211,397	\$ 1,168,363	\$ 1,215,447	\$ 1,214,497
PROJECTS													
Greenbelt Projects including Endowments	<sup>2</sup> \$	1,650,592	\$ 1,757,395	\$ 190,733	\$	1,030,343	\$ 181,682	\$ 305,504	\$ 1,615,593	\$ 906,431	\$ 2,090,176	\$ 468,218	\$ 1,693,875
Park Projects	<sup>3</sup> \$	87,230	\$ 242,867	\$ 17,148	\$	1,625	\$ 7,982	\$ 421,288	\$ 10,850	\$ 43,813	\$ 101,710	\$ 479,885	\$ 1,623,844
Total Project Expenditures	\$	1,737,822	\$ 2,000,262	\$ 207,881	\$	1,031,968	\$ 189,664	\$ 726,792	\$ 1,626,442	\$ 950,244	\$ 2,191,886	\$ 948,103	\$ 3,317,718

# City of Ann Arbor

# INCOME STATEMENT - OPEN SPACE AND PARKLAND PRESERVATION MILLAGE

#### For the Period Ended June 30, 2022

Audited

					dited															
		FY 2012	 FY 2013	 FY 2014		FY 2015		FY 2016		FY 2017		FY 2018		FY 2019		FY 2020		FY 2021		FY 2022
ADMINISTRATIVE EXPENSES																				
Conservation Fund																				
Non-Transaction Expenses	Ф	36,865	\$ 31,687	\$ 35,601	\$	46,826	\$	65,314	\$	62,872	\$	61,377	\$	74,226	\$	65,366	\$	60,553	\$	38,553
Transaction Expenses	φ	30,863	\$ 42,819	\$ 33,535	\$	36,343	φ \$	38,857	\$	46,535	\$	31,477	φ \$	63,027	\$	70,585	\$	57,695	\$	53,496
General Expenses	Ψ	2,492	\$ 2,654	\$ 3,536	\$	1,821	\$	3,310	\$	5,064	\$	3,266	\$	1,259	\$	7,015	\$	4,380	\$	7,920
Total Conservation Fund	\$	70,854	\$ 77,160	\$ 72,672	\$	84,990	\$	107,481	\$	114,471	\$	96,120	\$	138,511	\$	142,966	\$	122,628	\$	99,969
									_		_		_		_		_		_	
Personnel & IT	\$	47,903	\$ 51,615	\$ 40,561	\$	42,897	\$	50,667	\$	42,776	\$	42,527	\$	44,563	\$	44,992	\$	42,307	\$	63,559
Contractual - Appraisers Contractual - Clark																				
Contractual - Lonik																				
Professional Services				\$ 780	\$	-	\$	-	\$	_	\$	_	\$	-					\$	500
MI Farmland Alliance																				
Telecommunications	\$	18	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	27	\$	65	\$	49	\$	2
Insurance	\$	834	\$ 876	\$ 2,212	\$	2,328	\$	3,096	\$	3,096	\$	3,000	\$	3,000	\$	3,864	\$	3,864	\$	7,056
Printing	\$	68	\$ 102	\$ -	\$	43	\$	-	\$	-	\$	365	\$	101	\$	-	\$	-	\$	-
Advertising	\$	54	\$ 54	\$ -	\$	665	\$	426	\$	532	\$	-	\$	-	\$	-	\$	-	\$	-
Materials & Supplies	\$	313	\$ 159	\$ -	\$	18	\$	1,626	\$	91	\$	41	\$	3	\$	83	\$	-	\$	-
Bond Issuance Costs	\$	-	\$ -	\$ -	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Taxes																			\$	3,009
Subtotal	\$	49,190	\$ 52,806	\$ 43,553	\$	45,951	\$	55,815	\$	46,495	\$	45,934	\$	47,694	\$	49,004	\$	46,221	\$	74,126
Total Administrative Expenditures	\$	120,044	\$ 129,966	\$ 116,225	\$	130,941	\$	163,296	\$	160,966	\$	142,054	\$	186,205	\$	191,970	\$	168,848	\$	174,095
Total Expenditures	\$	3,083,016	\$ 3,357,378	\$ 1,557,356	\$	2,789,273	\$	1,207,696	\$	2,051,021	\$	2,932,109	\$	2,347,846	\$	3,552,218	\$	2,332,398	\$	4,706,310
																				_
Net Change In Fund Balance	\$	(508,864)	\$ (874,496)	\$ 765,251	\$	(236,929)	\$	1,239,432	\$	339,543	\$	(58,403)	\$	704,194	\$	46,266	\$	643,016	\$	(1,871,747)
MEMO																				
Total Fund Balance	\$	9,587,528	\$ 8,713,032	\$ 9,478,283	\$	9,241,354	\$	10,480,786	\$	10,820,329	\$	10,761,926	\$	11,466,120	\$	11,512,386	\$	12,155,402	\$	10,283,655
Fund 0024: Millage	\$	9,587,528	\$ 8,713,032	\$ 9,478,283	\$	9,241,354	\$	10,480,786	\$	10,820,329	\$	10,761,926	\$	11,466,120	\$	11,512,386	\$	12,155,402	\$	10,283,655
Fund 0029: Bond	\$	-	\$ · · ·	\$ -	\$	_	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-	\$	-
Fund 0041: Endowment	\$	525,761	\$ 643,071	\$ 675,191	\$	698,953	\$	726,785	\$	720,255	\$	766,217	\$	888,581	\$	922,252	\$	967,152		