



# Rochester Hills

## Minutes - Draft

### Green Space Advisory Board

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Rochester Hills, MI  
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Home Page:  
[www.rochesterhills.org](http://www.rochesterhills.org)

*Chairperson William Windscheif, Vice Chairperson Paul Funk*  
*Members: Gerald Carvey, Tim Gauthier, Lynn Loeb, Lorraine McGoldrick, Dahlvin Peterson, Jack Robinson, Pamela Wallace*  
*Council Member Ravi Yalamanchi*  
*Youth Representatives: Aly Difilippo, Leo Oriet, Amith Nagesh*

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Tuesday, November 18, 2008

7:00 PM

1000 Rochester Hills Drive

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## CALL TO ORDER

*Chairperson Windscheif called the Green Space Advisory Board meeting to order at 7:01 P.M.*

## ROLL CALL

**Present** 8 - Paul Funk, Tim Gauthier, Lorraine McGoldrick, Jack Robinson, Pamela Wallace, William Windscheif, Lynn Loeb and Dahlvin Peterson

**Absent** 1 - Gerald Carvey

*Non-Voting Members Present: Mike Hartner and Aly Difilippo*

*Non-Voting Members Absent: Kurt Dawson, Roger Moore, Leo Oriet, Ravi Yalamanchi and Amith Nagesh*

*Others Present: Melinda Hill, Laura Douglas, Andy Krupp*

*Committee Member Carvey provided previous notice he would be unable to attend and asked to be excused.*

## APPROVAL OF MINUTES

*None were presented.*

## COMMUNICATIONS

*Member Funk received a communication from a Rochester Hills resident expressing concern regarding potential development on undeveloped property in Stoney Creek Village. After general discussion, the consensus was for Mr. Funk to contact the resident and explain the property nomination process.*

*Member Robinson announced his retirement and that he will be moving out of state at the end of January. He sent a previous communication to Board members of his resignation to GSAB. GSAB members thanked Mr. Robinson for his time, energy and service.*

**PUBLIC COMMENT**

*Chairperson Windscheif noted that the following residents were in attendance: Ms. Melinda Hill, Ms. Laura Douglas and Mr. Andy Krupp.*

**UNFINISHED BUSINESS**

**2008-0403** Discussion regarding Yates Property

*Chairperson Windscheif recapped the nominated Yates property and noted it was divided into two (2) sections for review and scoring. The north section consisted three (3) parcels and was scored at 60; the south section consisted of one (1) parcel and was scored at 47.*

*Member Gauthier distributed a spreadsheet that detailed the score and status of all properties reviewed by GSAB to date. It was suggested the spreadsheet could be used as a "calibrating tool" to compare the Yates properties to the other GSAB properties reviewed thus far.*

*Discussion commenced and the following points were noted:*

*\* The nominated Yates properties are located beside a river which makes them very desirable.*

*\* Most of the north parcels will likely never be developed. They are pristine and have a large recreational and natural features value.*

*\* The south parcel will likely be affected with the future re-alignment of Dequindre Road and future watermain project.*

*Chairperson Windscheif reminded members that a GSAB recommendation should be based on a very high probability that City Council will concur and want to move forward with an acquisition. GSAB strives to maintain a high integrity with all recommendations. The Property Nominations & Acquisition Sub-Committee will develop a presentation for City Council should GSAB make a recommendation regarding the Yates properties.*

**A motion was made by Gauthier, seconded by Funk, that this matter be Approved.**

**The motion CARRIED by the following vote:**

**Aye** 8 - Funk, Gauthier, McGoldrick, Robinson, Wallace, Windscheif, Loeb and Peterson

**Absent** 1 - Carvey

Whereas, the Green Space Advisory Board (GSAB) has been diligently working to acquire open space per the Green Space and Natural Features Millage approved in 2005; and

Whereas, the GSAB has developed criteria for open space acquisition and evaluated nominated properties based on the Property Evaluation Criteria, site visits, greenway connectivity, and how the properties fit into Oakland County's Spoke & Hub Strategy.

Whereas, GSAB reviewed and scored the nominated Yates property as two (2) separate

sections. The north section consisted of three (3) Parcels (Nos. 15-13-426-001, 002 and 003). The south section consists of one (1) parcel (No. 15-13-477-002).

Now Therefore Be It Resolved, that the Green Space Advisory Board (GSAB) hereby recommends that City Council consider the acquisition of the north section, three (3) parcels, of the nominated Yates property under the Green Space Millage Fund.

**2007-0753** Update regarding any nominated properties

*Mr. Mike Hartner, Director of Parks & Forestry reported that the Phase I environmental study for Harding Road has been completed and no additional investigation is recommended. The survey will be completed and the closing will take place by December 31, 2008. The property will be taken off the 2009 tax rolls.*

*Mr. Hartner noted that there has been no further contact with the White family at this time.*

**This matter was Discussed**

**2008-0130** GSAB Administrative & Strategic Sub-Committee

*Chairperson Windscheif briefly recapped the October visit from Mr. John DeMoss. They both approached Mayor Bryan Barnett to request that the City reconsider potential acquisition of the Cloverport property.*

*A question arose regarding how GSAB can determine if the City and property owners are willing to re-negotiate after original discussions may have ceased. It was suggested that the Property Nominations & Acquisitions Sub-Committee propose a simple procedure that GSAB can be used to obtain feedback.*

*Chairperson Windscheif reminded the Board of the following:*

*\* Three (3) GSAB terms were currently expiring on 12/31/08. They are Members Wallace, Carvey and Gauthier. They each have been contacted by the Clerk's office and wish to be considered for nomination to a second term on GSAB at the December 8, 2008 City Council meeting.*

*\* The resolution recommending GSAB staggered terms was passed recently by City Council.*

**This matter was Discussed**

**2008-0131** GSAB Communication, Promotion & Media Sub-Committee

*No report at this time.*

**This matter was Discussed**

**2008-0132** GSAB Property Nominations & Acquisitions Sub-Committee

*Member Gauthier distributed an updated internal activity log noting the following:*

*\* It does not reflect the nominated Yates property which was divided into north and south parcels for review and scoring.*

*\* It does not reflect the GSAB resolution recommending the acquisition of the north parcels that was voted on earlier in this meeting.*

*\* It does not reflect the GSAB resolution recommending that the City re-open dialog regarding the Cloverport property acquisition.*

*The sub-committee will develop a draft procedure to be discussed by Board members regarding how to obtain feedback from the City concerning nominated properties that have not been acquired.*

**This matter was Discussed**

**2008-0133** GSAB Stewardship & Advocacy Sub-Committee

*The sub-committee has not met recently, but will be inviting Ms. Nina Misuraca Ignaczak, Senior Planner, Stewardship Services from Oakland County Planning & Economic Development to the December GSAB meeting. She will present information on the economic value of preserving river and trail properties. The sub-committee will be submitting a stewardship proposal to the full GSAB board at a future meeting.*

*Reiteration of concerns were noted regarding where stewardship funds would come from to conduct a stewardship program if the GSAB millage cannot be used.*

*A question arose regarding a presentation by the Director of the City's Building Department to City Council discussing various encroachments and easements by property owners. Mr. Hartner explained that the Administration has been charged with identifying subjective encroachments and easements. Homeowners in questions will be notified in January 2009 in order to encourage cooperation.*

*Mr. Hartner also explained a new single hauler/community-wide recycling program that City Council approved to take affect in April 2009. The recyclables on each route will be weighed and homeowners will received "benefit points" in the "recycle bank" for coupons for groceries, etc. Homeowners may choose to receive coupons or donate "benefit points" toward cash for a non-profit organization. A GSAB stewardship fund may be eligible as a choice. The non-profit stewardship fund could be established through the Community Foundation or the City. Mr. Hartner will provide more information at the December GSAB meeting.*

**This matter was Discussed**

*[Member Aly Difilippo exited - time not noted.]*

## **NEW BUSINESS**

*Discussion ensued regarding a "time-based" approach to re-affirm properties that have been recommended for acquisition but, for whatever reason, the City*

*has decided not to pursue negotiations. GSAB could send a letter to City Administration to encourage to continue or re-open negotiations. The Board also discussed this topic under the Property Nominations & Acquisitions Sub-committee early in this meeting.*

## **ANY OTHER BUSINESS**

*Discussion ensued regarding grant opportunities for land acquisition. Questions arose regarding grants that Oakland Township has received. Mr. Mike Hartner, Director of Parks & Forestry noted a grant received by Oakland Township was actually a commitment from the Greenways program from 2 1/2 years ago and that the Greenway funding program has been closed for quite some time.*

*Mr. Hartner also explained various requirements necessary for different types of grants. Grants for land acquisition are highly competitive and most often require an 18 to 24 month waiting period with a third-party involvement. Depending on the economic climate, landowners may or may not be willing to wait 18 to 24 months for a sale. The land value can then increase which may diminish the value of a grant commitment.*

*The Board consensus was to have an additional meeting in February 2009 to discuss and learn more about grant opportunities and requirements.*

## **NEXT MEETING DATE**

*- Tuesday, December 16, 2008 - 7:00 PM.*

## **ADJOURNMENT**

*There being no further business to discuss, Chairperson Windscheif adjourned the meeting at 9:03 PM.*

*Minutes prepared by Denise Mertz.*

*Minutes were approved as presented/amended at the \_\_\_\_\_  
2008 Regular GSAB Meeting.*

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*William Windscheif, Chairperson*