



# Rochester Hills Minutes - Draft

1000 Rochester Hills Dr.  
Rochester Hills, MI 48309  
(248) 656-4600  
Home Page:  
[www.rochesterhills.org](http://www.rochesterhills.org)

## Green Space Advisory Board

*Chairperson William Windscheif*

*Members: Gerald Carvey, Laura Douglas, Tim Gauthier, Lynn Loeb, Lorraine McGoldrick,  
Dahlvin Peterson, Linda Raschke, Beth Tilove*

*Council Member Nathan Klomp*

*Youth Representatives: Aly Difilippo, Sresht Rengesh, Michelle Thorpe*

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Tuesday, July 27, 2010

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 7:00 p.m.*

### ROLL CALL

**Present** 6 - Tim Gauthier, Lorraine McGoldrick, William Windscheif, Dahlvin Peterson, Linda Raschke and Beth Tilove

**Absent** 3 - Gerald Carvey, Lynn Loeb and Laura Douglas

*Non-Voting Members Present: Kurt Dawson, Mike Hartner, Nathan Klomp, Roger Moore*

*Non-Voting Members Absent: Aly Difilippo, Sresht Rengesh and Michelle Thorpe*

*Others Present: Jerry Kisil and Tom Kooney from TJ Realvest, LLC.*

### APPROVAL OF MINUTES

**2010-0263** Regular Meeting - May 25, 2010

**Attachments:** [05-25-10 GSAB Draft Minutes.pdf](#)  
[Resolution.pdf](#)

*Mr. Kurt Dawson, Assessor/Treasurer, noted that under NEW BUSINESS, page 3, item 2010-0232, paragraph 2, should read, "Currently, the parcels have an estimate of market value based upon the assessed value of \$550,000..."*

**This matter was Approved as Amended**

**Aye** 6 - Gauthier, McGoldrick, Windscheif, Peterson, Raschke and Tilove

**Absent** 3 - Carvey, Loeb and Douglas

**Resolved** that the Green Space Advisory Board hereby approves the Minutes of the Regular Meeting of May 25, 2010 as amended.

### COMMUNICATIONS

*Member McGoldrick noted that she continues to attend the Oakland County Natural Advisory Board Council as a representative of GSAB.*

*Chairperson Windscheif noted that Mayor Barnett will provide an update on the City's "branding campaign" at the August 24th GSAB meeting.*

## **PUBLIC COMMENT**

*Chairperson Windscheif introduced Messrs. Jerry Kisil and Tom Kooney, TJ Realvest, LLC, owners of the Rochester Road parcels nominated for consideration by GSAB. They offered to answer questions and provide additional information if needed.*

*Member Laura Douglas entered at 7:06 p.m.*

**Present** 7 - Tim Gauthier, Lorraine McGoldrick, William Windscheif, Dahlvin Peterson, Linda Raschke, Laura Douglas and Beth Tilove

**Absent** 2 - Gerald Carvey and Lynn Loebis

## **UNFINISHED BUSINESS**

### **2010-0232** Discussion regarding Rochester Road parcels (2)

*Chairperson Windscheif thanked Messrs. Kisil and Kooney, property owners, for their attendance and acknowledged that all but one member of GSAB walked the two (2) Rochester Road parcels on Tuesday, June 8, 2010. The parcels contain diverse plant and tree habitat along with a considerable amount of wetlands. Public access to the parcels was a challenge. The parcels do not appear to be a link to other open spaces at this time.*

*Chairperson Windscheif gave a brief overview of the scoring process noting that the City prepares topographical maps and preliminary scoring based on the established Natural Features Inventory criteria. The criteria may be found on the City's web page or by contacting Mr. Mike Hartner, Director of Parks & Forestry. Typically after GSAB walks a nominated parcel, they score it at the next regular meeting. There would have been five members present at the June meeting for a quorum. However, GSAB felt it was best to have as many members present as possible to score the parcels. The consensus was to postpone the scoring of the Rochester Road parcels until the July GSAB meeting. Member Carvey could not attend the July meeting, however, he submitted his scoring to the Board.*

*The property owners presented the development plans and noted that preliminary plans were submitted to the City's Planning Department for a 30-unit condominium site that would not have an adverse impact on the area by preserving a great deal of green space. The parcels have close proximity to downtown Rochester and are serviced by public utilities. Development plans have been placed on hold due to the current state of the economy.*

*The Board reviewed and evaluated the nominated parcels based on the Natural Features Inventory Criteria. The consensus was to score both parcels as "one"*

*because they are adjacent to each other and together would have more potential value as green space to the City.*

*The combined score of both parcels was 41. The breakdown was as follows:*

- A. *Water Resources = 13*
- B. *Habitat Protection = 15*
- C. *Recreation/Historical Value = 4*
- D. *Other Factors = 9*
- E. *Adverse Factors = 0*

*After thorough discussion, the Board consensus was not to recommend these parcels for acquisition at this time. The parcels will, however, remain under consideration until removed by TJ Realvest, LLC. The support staff will send a letter of thanks to the property owners for the nomination.*

**This matter was Approved**

**Aye** 7 - Gauthier, McGoldrick, Windscheif, Peterson, Raschke, Douglas and Tilove

**Absent** 2 - Carvey and Loebis

**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 Hub & Site Green Infrastructure Network.

**Now Therefore Be It Resolved**, that the Green Space Advisory Board hereby does not recommend that City Council consider the acquisition of the Rochester Road parcels at this time.

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

*No report at this time.*

**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

*No report at this time.*

**This matter was Discussed**

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

*No report at this time.*

**This matter was Discussed**

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

*Mr. Kurt Dawson, Assessor/Treasurer reported that the Administration is interested in pursuing roughly five acres (landlocked) of the six-acre parcel, referred to as Clinton River valley parcel 2, located along the west side of the Clinton River based on the GSAB recommendation from last fall.*

*Mr. Hartner provided an update on the Mead/Sheldon property. The Phase I environmental study and title search have been completed. The appraisers are currently being evaluated based on the Request for Proposal. Because the property is valued at more than \$500,000, two state certified appraisals are required to be submitted for the grant. The information along with the project agreement will be submitted to the Department of Natural Resources & Environment (DNRE). After their review and approval, the Administration will begin the negotiations to purchase and close on the parcel.*

**This matter was Discussed**

**NEW BUSINESS****2010-0299** Baseline Assessment - Rivercrest Property (1.74 acres)

**Attachments:** [BA - Overview - GSAB parcels \(4\).pdf](#)  
[BA - Appendix A - Rivercrest.pdf](#)

*Discussion ensued regarding the results of the baseline assessment studies submitted by Niswander, LLC. Board members received an electronic document file via YouSendIt.com as well as a CD containing the document.*

*Mr. Hartner noted that the baseline assessments contain a wealth of good information upon which to base future stewardship decisions. The Harding Road parcel contains the highest quality of plants that deem protection. The Niswander group also produced the Natural Features Inventory and are very pleased that GSAB is using that document for evaluation and scoring parcels considered for open space acquisition.*

*The Clinton River is now basically protected from Rochester Road to Livernois Road with the help of GSAB, Rochester College, and the City.*

*Members Peterson and Raschke volunteered to draft a promotional message regarding GSAB and green space acquisitions to be forwarded to the Mayor's office for promotional consideration.*

**This matter was Received and Filed**

**2010-0300** Baseline Assessment - Childress Property (5.31) acres

Attachments: [BA - Overview - GSAB parcels \(4\).pdf](#)  
[BA - Appendix B - Childress.pdf](#)

**This matter was Received and Filed**

2010-0301 Baseline Assessment - Harding Property (28.81 acres)

Attachments: [BA - Overview - GSAB parcels \(4\).pdf](#)  
[BA - Appendix C - Harding.pdf](#)

**This matter was Received and Filed**

2010-0302 Baseline Assessment - Cloverport Property (7.42 acres)

Attachments: [BA - Overview - GSAB parcels \(4\).pdf](#)  
[BA - Appendix D - Cloverport.pdf](#)

**This matter was Received and Filed**

## ANY OTHER BUSINESS

*Mr. Roger Moore, City Surveyor, noted that the Clinton River Area of Concern received a grant to host a presentation in August regarding the "Blue Economy". He will forward the information to GSAB in case someone would like to attend. Mr. Moore reported that the City received a grant regarding Avon Creek, which is a tributary of the Clinton River, consisting of about 700 to 800 acres of watershed, located on the north side of City Hall. The grant will provide funds to restore the creek downstream of the pond. The phase I portion of the grant project is scheduled to begin this fall.*

\* \* \* \* \*

*Member McGoldrick noted that there are a couple areas of green space that need debris removed, one of which is located on the Cloverport parcel.*

\* \* \* \* \*

*Mr. Dawson reported that the current fund balance of the Green Space Millage Fund is about \$3.3 million with an additional tax revenue of a little over \$1 million to be collected between December 1, 2010 and March 1, 2011. Tax collections for 2010 will begin December 1, 2010. Tax revenues are decreasing because property values continue to decline. The current revenue projections are for a decrease of 10% for the 2012 budget and another decrease of 5% for 2013. Mr. Hartner reported total expenditures for 2010 through June 30th was \$5,930.00.*

*Chairperson Windscheif noted it would be helpful for members to see a balance sheet of the millage from its inception.*

## NEXT MEETING DATE

- Tuesday, August 24, 2010 at 7:00 p.m.

**ADJOURNMENT**

*There being no further business to discuss, Chairperson Windscheif adjourned the meeting at 8:43 p.m.*

*Minutes prepared by Denise Mertz.*

*Minutes were approved as presented/amended at the \_\_\_\_\_ [year] Regular [Committee] Meeting.*

\_\_\_\_\_  
*William Windscheif, Chairperson*

DRAFT