

**ADA TOWNSHIP  
OPEN SPACE PRESERVATION ADVISORY BOARD  
MINUTES OF THE NOVEMBER 12, 2009 MEETING**

The meeting was called to order at 4:08 p.m. by Chairperson Betty Jo Crosby.

**PRESENT:** Betty Jo Crosby, Randy Damstra, George Haga, Jamie Ladd, Elise Roe, Mischelle Sytsma, Jeff VandenBerge, Randy VanDragt

**ABSENT:** Rick Steketee

**STAFF PRESENT:** Jim Ferro, Planning Director

**PUBLIC PRESENT:** Karen Jason-Gill, Re/Max Real Estate

**APPROVAL OF MINUTES OF THE OCTOBER 8, 2009 MEETING**

It was moved by VanDragt, seconded by Sytsma, to approve the minutes of the October 8 meeting, subject to correction to reflect that the meeting was called to order by Elise Roe.

Motion approved.

**STATUS OF PROJECTS**

**1. 383 Pettis Ave. Property Acquisition**

Ferro reported on the results of the appraisal obtained by the Township. He also reported that Fannie Mae has verbally agreed to accept the Township's offer of \$69,100 that was previously approved by the State, but that if Fannie Mae's paperwork is not signed soon, the property is scheduled to be included in a statewide auction of foreclosed properties this Saturday, November 14.

Ferro pointed out that the Township's legal counsel has reviewed the Fannie Mae documents, and had a few comments and concerns.

Karen Jason, Re/Max Real Estate, stated that Fannie Mae would not accept a purchase offer with any contingencies, including environmental reviews.

Ferro noted that Township legal counsel has stated that the Township has 45 days after a closing has occurred to conduct environmental due diligence, and to take steps to have a Baseline Environmental Assessment filed with the State, if necessary, to protect it from environmental liability.

The Advisory Board consensus was to proceed with entering into a purchase agreement with appropriate terms to protect the Township.

**2. VanderWarf Property on Honey Creek Ave.**

Karen Jason-Gill updated the Advisory Board on the status of the listing for the VanderWarf property. She stated that the option of the Township acquiring a conservation easement on the property no longer was feasible, due to a recent death in the VanderWarf family, and that the only option that would work would be for the Township to acquire the property outright. Jason-Gill also stated that there was a party interested in the property who might be interested in working with the Township on a conservation easement, and that she would inform this party of the Township's interest.

**2. Raymond Property on Pettis Ave.**

Ferro presented the results of the work of a Subcommittee consisting of Ladd, Damstra and VandenBerge on a recommendation regarding a conservation easement offer on the Raymond property.

Following discussion, it was moved by Haga, seconded by VanDragt, to direct staff to make an offer of \$50,000 for acquisition of a conservation easement on the property at 180 Pettis Ave. SE.

Motion passed.

### **MARKETING/PROMOTION**

VanDragt stated that it is important that we get information out to the public regarding the accomplishments of the Township's open space preservation efforts, and our interest in acquiring high-priority properties.

Crosby and Sytsma volunteered to assist in producing a letter targeted to owners of large parcels as suggested by VanDragt.

### **MEMBER AND STAFF COMMENTS**

Crosby suggested that a volunteer group be put together to complete boundary marker installation on the Carl Creek Wetland Preserve property before winter.

Ferro brought up a potential property for consideration for acquisition, at the southeast corner of Knapp St. and Grand River Dr. He stated that potential exists for costs of purchasing this property to be shared by Ada Township and the Kent County Road Commission.

In discussion, the consensus of the Advisory Board was that acquisition using a combination of park and open space funds should be considered. Advisory Board members also expressed the view that the value of the land to the Township would warrant something less than 50% participation in the purchase.

It was moved by VanDragt, seconded by Sytsma, to pursue purchase of the property with a combination of park and open space funds, and refer the property to the Parks Committee for consideration.

Motion passed.

Haga stated he would set up a meeting with Wayne Harrell from the Road Commission regarding the property.

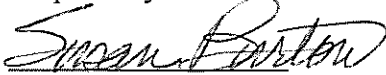
### **NEXT MEETING DATE**

It was noted that the next meeting is scheduled for Thursday, December 10, 2009, at 4:00 p.m.

### **ADJOURNMENT**

The meeting was adjourned at 5:45 p.m.

Respectfully submitted:



Susan Burton  
Ada Township Clerk  
rs:jf