

Village of Beverly Hills

Michigan Natural Resources Trust Fund (MNRTF)
River Rouge Acquisition – Village of Beverly Hills
Community Update & Forum

Perspective by Council Member Ryan O’Gorman*

May 20, 2023

(updated May 22 with attending residents' recommendations for accuracy)

* - The information included in this material is a compilation of public information put together by Ryan O’Gorman to the best of his ability to improve communication on the status of the Michigan Natural Resources Trust Fund Grant for River Rouge Acquisition – Village of Beverly Hills and the grant process, and is not a decision forum or presentation of information not decided by the Beverly Hills Village Council

Today (May 20, 2023)

Agenda:

01 – Expectations of this forum

02 – What is the MNRTF: River Rouge Acquisition – Village of Beverly Hills

03 – What is the Michigan Natural Resources Trust Fund and Grant

04 – Where are we in the grant process and what to expect

05 – What has happened so far and what is next

06 – Community feedback (questions to take away and recommendations to consider)

07 – Take aways

08 – Links to documents

Goal: To provide an update to the community and gather feedback on the MNRTF: River Rouge Acquisition – Village of Beverly Hills being considered for acquisition.

01 - Expectations of this forum

01 - Today – What to Expect

IS:

- Additional Channel to communicate with the community on the River Rouge Acquisition – Village of Beverly Hills
- Review of River Rouge Acquisition – Village of Beverly Hills status, resolutions, grant process, and what to expect next
- Intake of community questions and opportunity for residents to share their perspectives to go back to council for disposition

IS NOT:

- Replacement for village council or a decision forum (the council as a whole is responsible for decisions)
- Discussion of undecided information by the Beverly Hills Village council or administration (however, input will be taken)
- A planning forum for future decisions or agreements on the River Rouge Acquisition – Village of Beverly Hills

02 – What is the River Rouge Acquisition – Village of Beverly Hills

03 – What is the MNRTF: River Rouge Acquisition – Village of Beverly Hills

Definitions:

MNRTF: River Rouge Acquisition – Village of Beverly Hills –is refence to the title of a grant application the Village of Beverly Hills submitted to the Michigan Natural Resource Trust Fund (MNRTF), which is a grant management organization for Michigan’s Department of Natural Resources (DNR) for an April 1, 2022 deadline, with a \$10,000 grant writing contract to Six Rivers Conservancy, for the acquisition of a Village of Beverly Hills residential property. Forward in this document referred to as the **Wendbrook Property**.

Wendbrook property – is the property located at 30815 Wendbrook Lane in the Village of Beverly Hills. The property was acquired by the White family, residents of the Village of Beverly Hills, in December of 2021. Mike White is currently a seated member of the Village of Beverly Hills Council, elected November of 2022.

The Village – The Village of Beverly Hills

03 – What is the MNRTF: River Rouge Acquisition – Village of Beverly Hills

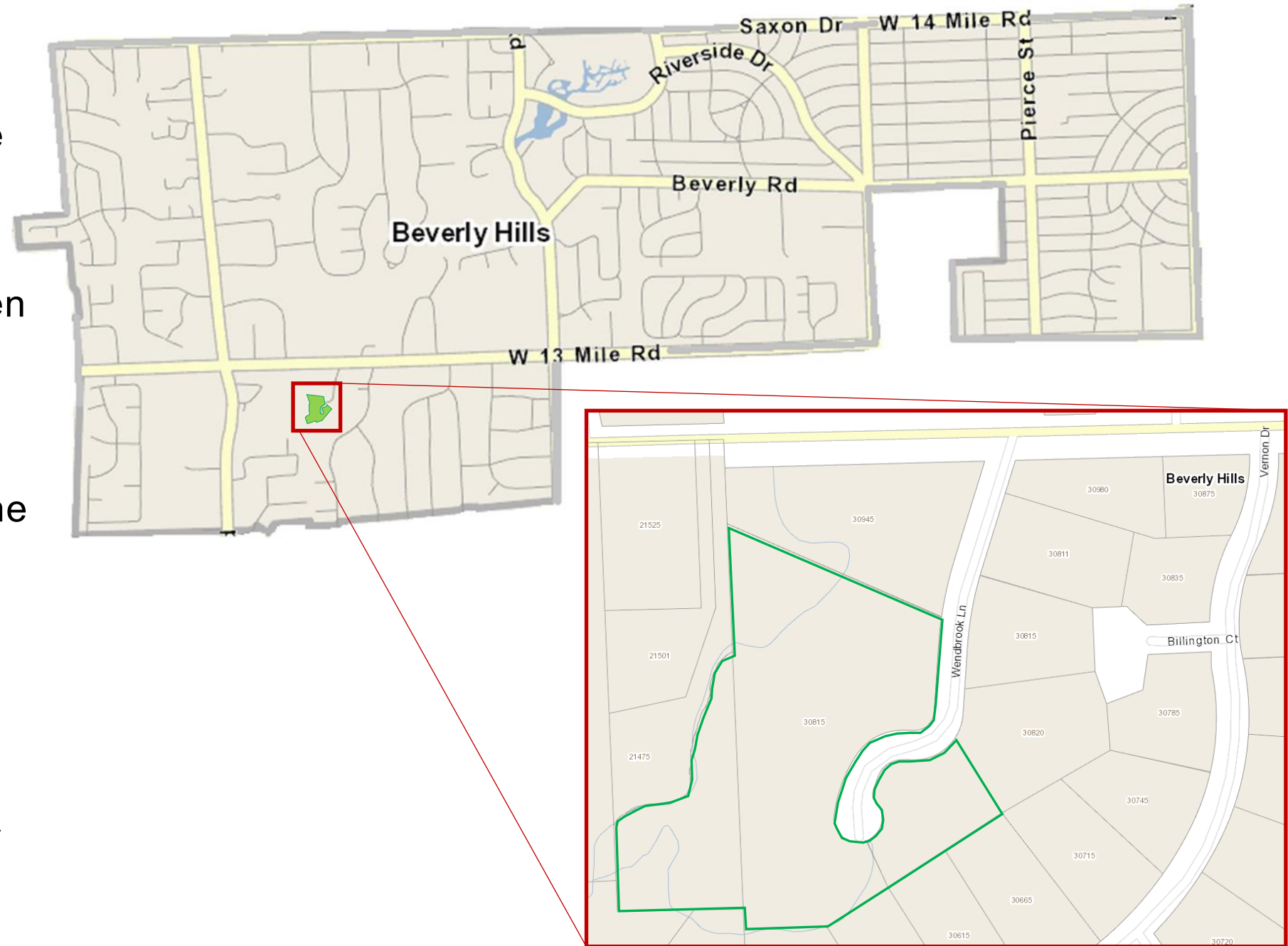
Village of Beverly Hills park inventory and the Wendbrook Property that is the subject of the MNRTF grant that the Village of Beverly Hills submitted for an April 1, 2022 deadline



02 - Wendbrook Property

➤ What is it?

- ❖ 30815 Wendbrook Lane in Beverly Hills
- ❖ South side of 13 Mile Road between Evergreen and Lahser
- ❖ Contains single home
- ❖ Borders and contains the Rouge River and is largely undeveloped
- ❖ Purchased by the White Family (residents for 27 years) in 2021 with an intent to provide the village a nature park for residents



02 - Wendbrook Property

➤ What is it?

- ❖ Three parcels of land within Beverly Valley No2.

- 1) 24-10-126-002 – 5.39 acres
 - 2) 24-10-126-003 – 1.12 acres
 - 3) 24-10-102-015 – 1.81 acres
- Total acreage is 8.26

- ❖ Located at the south end of Wendbrook Lane

- ❖ House is 4,629 square feet

- ❖ ~800ft of Rouge River frontage

- ❖ Listed for sale December of 2020 for \$1,999,000

- ❖ Closed in a cash sale for \$2,000,000, December 1, 2021 to the White family from Livewell Custom Homes who closed on the property for \$1,500,000, the same day, December 1, 2021.



03 – What is the Michigan Natural Resources Trust Fund and Grant

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www.Michigan.gov/dnr-grants

What is the Michigan Natural Resources Trust Fund (MNRTF)?

- Has been in place since 1976.
- Is administered by the MNRTF Board of Trustees and the Grants Management office of the DNR
 - The MNRTF Board of Trustees meets six times a year and all meetings are open to the public.
- It provides grants
 - to local governments and the Department of Natural Resources (DNR)
 - to purchase land or rights in land for public recreation or protection of land because of its environmental importance or its scenic beauty
 - to development of land for public outdoor recreation.
- Sources of funds for the MNRTF are annual revenues from the development of State-owned mineral resources, largely oil and gas.

What types of projects are eligible?

A variety of acquisition and development projects for public outdoor recreation facilities are eligible for funding through the MNRTF program.

Examples:

- | | | |
|-----------------|-----------------------|------------------------|
| • natural areas | • boating access | • splash pads |
| • greenways | • fishing areas | • skate parks |
| • trailways | • winter sports areas | • Restrooms |
| • picnic areas | • Playgrounds | • Trailheads |
| • beaches | • ball fields | • interpretive centers |
| • campgrounds | • tennis courts | • storage buildings |

For the MNRTF acquisition grants information and resources see links/QR codes at the end of this document

03 - What is the Michigan Natural Resources Trust Fund and Grant

Michigan Natural Resources Trust Fund Grants fall into two categories (total 2022 applications = 124):

1. Land Acquisitions 2022:

- 12 recommended \$15,003,500 (25% match requirement)
 - 8 grants to local governments \$ 4,305,500
(Village of Beverly Hills = \$1,000,000)
 - 4 grants to Michigan DNR \$10,698, 000

2. Land Development 2022

- 30 grants to local governments \$ 8,302,700

What did the Village of Beverly Hills apply for and get recommended by MNRTF to DNR?

- Application: Land Acquisition Grant for \$1,500,000 to acquire the Wendbrook property.
- ✓ Recommended (MNRTF): Land Acquisition Grant for \$1,000,000 to acquire the Wendbrook property.

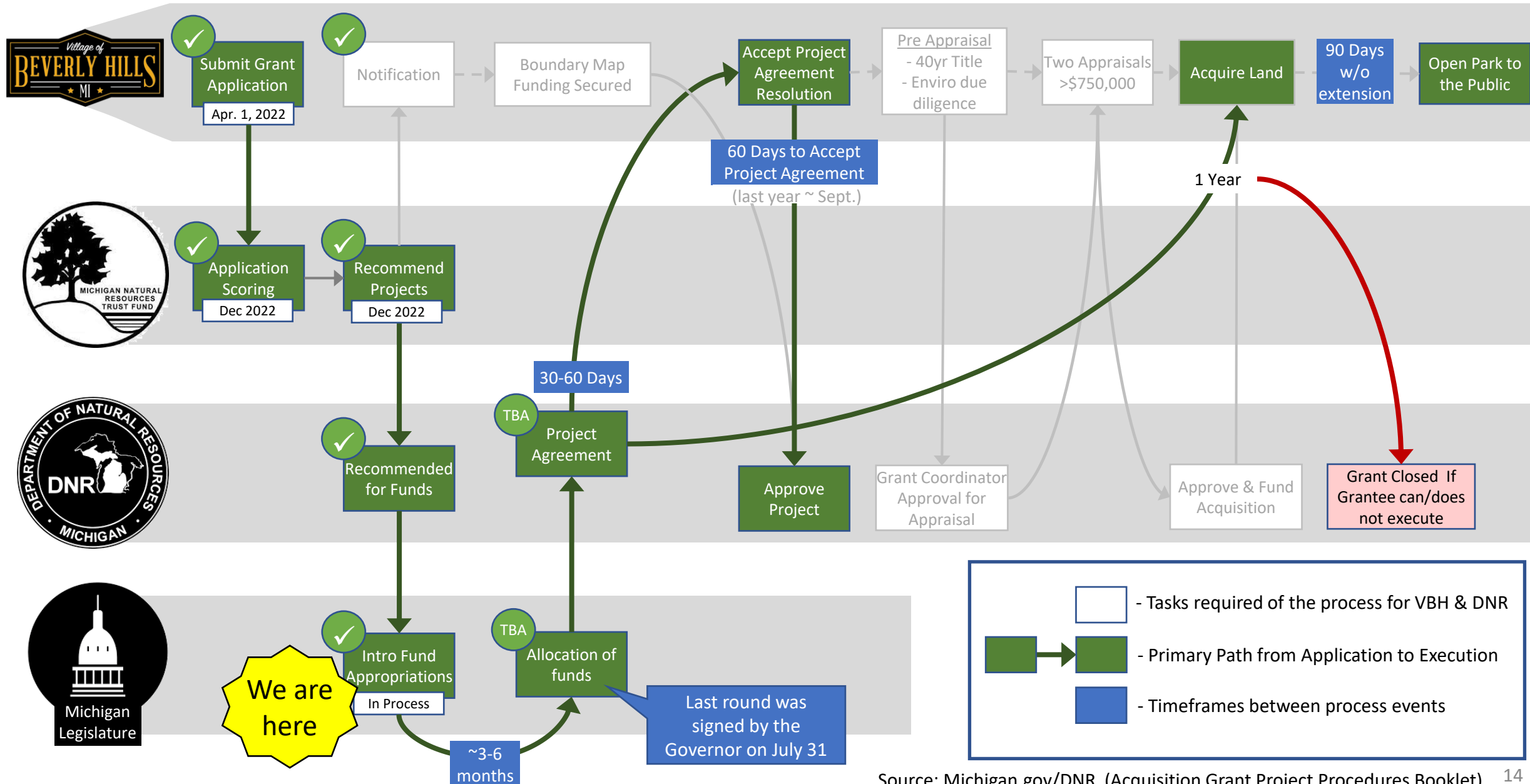
What other local communicates have received MNRTF Grants in the past

- The Village of Beverly Hills – This is the first MNRTF grant* for the village (the village has received another DNR grant previously)
- Southfield – 5 Development, 8 Acquisition
- West Bloomfield – 2 Development, 7 Acquisition
- Ferndale – 5 Development
- Rochester Hills – 1 Development, 4 Acquisition
- Rochester – 1 Development, 1 Acquisition
- Bloomfield Hills Schools – 1 Development, 1 Acquisition
- Royal Oak, Birmingham, Franklin, Bingham Farms, etc, do not have a grant history with MNRTF
- Troy – 1 Acquisition, 1 Development
- Madison Heights – 2 Acquisition
- Huntington Woods – 1 Acquisition
- Lathrup Village – 1 Development
- Clawson – 1 Development

* - For the full list of MNRTF grants awarded since 1976 please see links/QR codes at the end of this document

04 – Where are we in the grant process and what to expect

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05 – What has happened so far and what is next

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Village of Beverly Hills actions related to 30815 Wendbrook property: *(where to find information)* (<https://www.villagebeverlyhills.com/government/council/>, packets & minutes)

August 25, 2021, Planning Commission

- Item Tabled (Motioned by Westerlund, 2nd by Jawad) preapplication for land division request of 30815 Wendbrook property for Administration to do further research

September 22, 2021

- Approved Motion (Motioned by Westerlund, 2nd by Wright) public meeting scheduled for October 27, 2021 to consider the proposal from subdivider, info to be available October 15

October 21, 2021, Parks & Recreation Board

- Mr. White inquired on the process for possible land acquisition, Wendbrook property

October 27, 2021

- Item Tabled (Motioned by Wilensky, 2nd by Jawad) to allow land division applicant to address outstanding identified issues

November/December 2021

- Livewell Homes withdrew the land division request

November 16, 2021

- Comments on Wendbrook property

February 1, 2022, Village Council Meeting

- Approved Resolution (Motioned by Hrydziuszko, 2nd by O’Gorman) to approve Six Rivers Conservancy for grant writing services for a MNRTF acquisition grant for submission deadline April 1, 2022

February 9, 2022, Joint Planning Commission/Village Council Meeting

- Comments on Wendbrook property

February 27, 2022

- Notice of public hearing for MNRTF grant application published in the Birmingham Eccentric

March 2022, Villager

- Six Rivers Conservancy agreement to pursue a grant for Wendbrook property reported

March 8, 2022, Village Website

- Draft MNRTF acquisition grant posted to the village website

March 15, 2022, Village Council Meeting

- Public Hearing – receive comments on the MNRTF acquisition grant application.
- Approved Resolution (Motioned by Mooney, 2nd by Hrydziuszko) to apply for a MNRTF acquisition grant.
- Acquisition Grant application included in the council packet

April 5, 2022, Village Council Meeting

- Manager’s report – MNRTF acquisition grant was submitted by Six Rivers Conservancy

FOR REFERENCE
Location where information and discussions can be found related to the Wendbrook property

05 – What has happened so far and what is next (cont'd)

Village of Beverly Hills actions related to 30815 Wendbrook property: (*where to find information*) (<https://www.villagebeverlyhills.com/government/council/>, packets & minutes)

Continued

June 16, 2022, Parks & Recreation Board Meeting

- Comments on Wendbrook property

August 25, 2022, Parks & Recreation Board Meeting

- Comments on Wendbrook property

October 18, 2022, Village Council Meeting

- Comments on Wendbrook property

November 9, 2022, C&G Newspapers

- *Article: Beverly Hills seeks grant to purchase vacant land*

December 19, 2022, The Oakland Press

- *Article: Beverly Hills property to become a park, Village looking to buy eight acre parcel with DNR grant funds*

December 20, 2022, Village Council Meeting

- MNRTF acquisition grant update provided – the MNRTF board recommended funding the grant application (see details on following pages)
- Motion to recuse Mike White from Wendbrook property matters before the council (Motioned by Mooney, 2nd by O’Gorman)

January 7, 2023, Village Council Strategy Meeting

- Comments on Wendbrook property

January 19, 2023, Joint Parks & Recreation Board/Village Council Meeting

- Comments on Wendbrook property

February 7, 2023, Village Council Meeting

- Denied Resolution (Motioned by O’Gorman, 2nd by Kecskemeti) to pursue a legal opinion on the Wendbrook property related to Mr. White’s ownership and transfer

February 14, 2023, SEMCOG

- *Article: Competitive DNR Grants to Fund Improvements at 13 Southeast Michigan Parks*

March 7, 2023, Village Council Meeting

- Comments on Wendbrook property
- Announcement to host a community forum in May or June (waiting for after initial pavilion rentals are complete)

May 2023

- Community forum for Wendbrook property announced in Villager newsletter

May 12, 2023

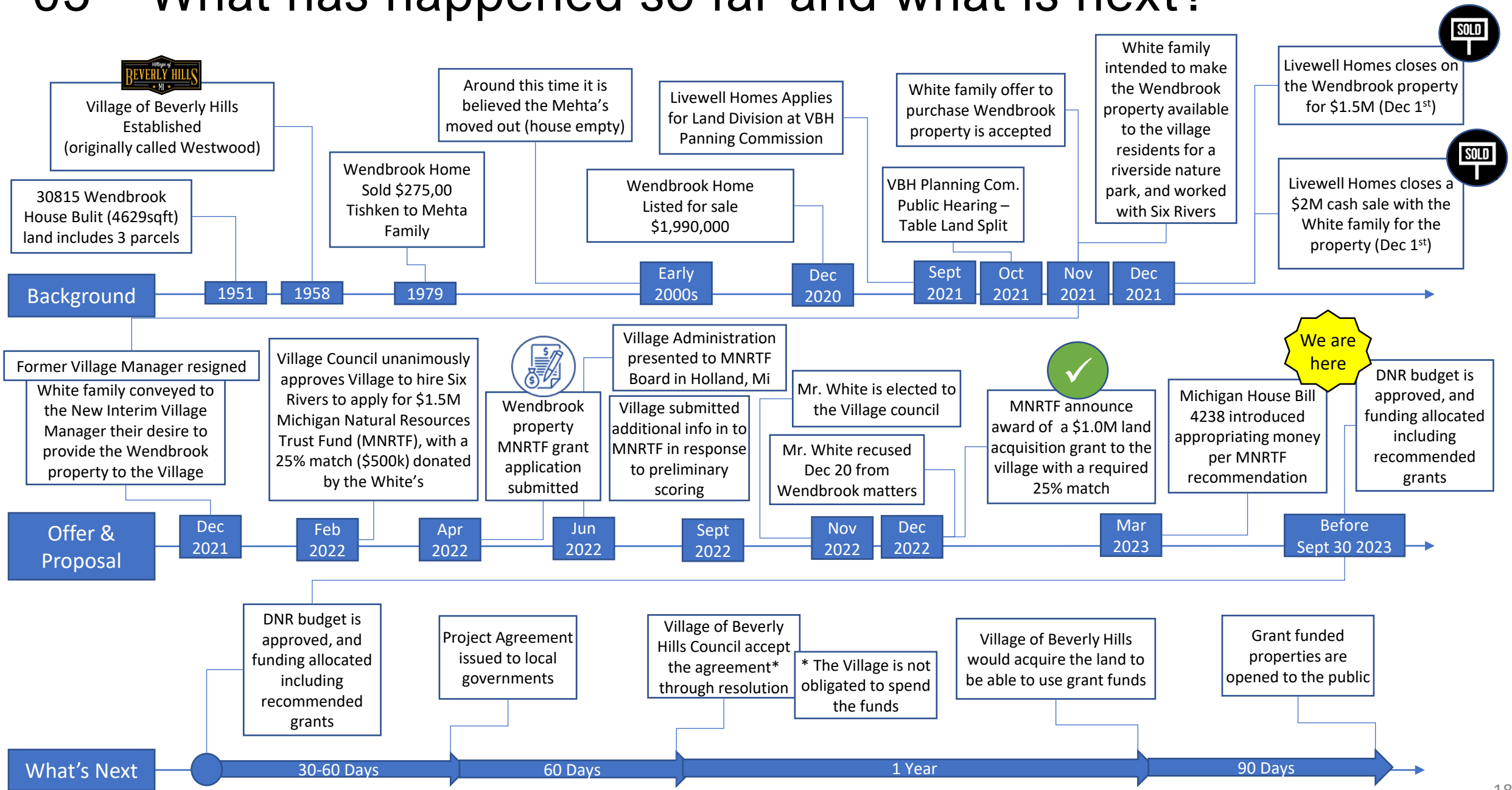
- Community forum for Wendbrook property announced in email blast “Around the Village”

Today, May 20, 2023, Community Forum for background and community input

For the village council agendas, packets, and meeting minutes please see links/QR codes at the end of this document

FOR REFERENCE
Location where information and discussions can be found related to the Wendbrook property

05 – What has happened so far and what is next?



05 – What has happened so far and what is next

December 2021 - The White Family acquired the property

April 2022 – MNRTF Grant application was submitted by The Village of Beverly Hills

November 2022 - Mike White, member of the White Family, was elected to the Village on Beverly Hills Council (elected officer)

The Village Charter addresses elected officer “financial interest in contract or purchase” in Chapter 10, Section 10:

(a) No contract or purchase involving an expenditure in excess of One Hundred dollars (\$100.00) shall be made by the Village in which any elective or appointive officer, or any member of a Village board or commission created by or pursuant to this Charter, or any member of their family, has any financial interest, direct or indirect, other than the common public interest. A "contract" shall, for the purposes of this section, include any arrangement or agreement pursuant to which any material, service, or other thing of value is to be furnished to the Village for a valuable consideration to be paid by the Village, or sold or transferred by the Village, except the furnishing of personal services as an officer or employee of the Village; and the term "member of their family" shall include only spouse, child, grandchild, father, mother, sister, brother, and/or the spouse of any of them.

(b) Without limiting the generality of paragraph (a) of this section, an officer shall be deemed to have financial interest in a contract if they or any member of their family is a partner, officer, director, or sales representative of the person, firm, or corporation with which such contract is made. Ownership, individually or in a fiduciary capacity, by an officer or member of their family, of securities, or of any beneficial interest in securities, of any corporation with which a contract is made, or which is a sales representative of any person, firm or corporation with which such contract is made, shall not be deemed to create a financial interest in such contract unless the aggregate amount of such securities, or interest in such securities, so owned by such officer and the members of their family, shall amount to ten percent (10%) of any class of the securities of such corporation then outstanding.

(c) Except as permitted in paragraph (a) of this section, any officer who knowingly permits the Village to enter into any contract in which the officer has financial interest without disclosing such interest to the Council, prior to the action of the Council in authorizing such contract, shall be guilty of misconduct in office.

(d) No officer shall stand as surety on any bond to the Village, or give any bail for any other person, which may be required by the Charter or any ordinance of the Village. Any officer of the Village who violates the provisions of this paragraph shall be guilty of misconduct in office.

For the full village charter please see links/QR codes at the end of this document

05 – What has happened so far and what is next

For the full grant application please see links/QR codes at the end of this document

MNRTF Grant Application (can be found on village website and March 15, 2022 council packet)

Title: Rouge River Acquisition – Village of Beverly Hills

Proposal: Acquisition of eight acres of property within the Rouge River Watershed, with approximately 800 lineal feet of Rouge River frontage/tributary in the Village of Beverly Hills in Oakland County. This acquisition will allow for future development is a much needed community park in the southwest are of the Village, with new access to the Rouge River, complimented by nature trails, open space, kayak launch, playground and indoor/outdoor community gathering spaces.

(Note: Reasons for supporting this opportunity would need to be asked of each council member)



05 – What has happened so far and what is next

Acquisition Grant and funding status

Application

<u>Grant</u>	<u>Amounts</u>	<u>Source</u>
Grant:	\$ 1,500,000	MNRTF/DNR
25% Match:	\$ 500,000	Donation White Family

Recommended by MNRTF to DNR

<u>Grant</u>	<u>Amounts</u>	<u>Source</u>
Grant:	\$ 1,000,000	MNRTF/DNR
25% Match:	\$ 500,000	Donation White Family
Remaining:	\$ 500,000	TBD - possible sources outside of Village of Beverly Hills funds: private donation, raise funds, grant, etc

MNRTF funds are not yet available for Village of Beverly Hills.

When DNR's budget is approved and the DNR provides an agreement for Village of Beverly Hills to access the funds to acquire the Wendbrook property, the village has one year to acquire the property using the funds before they expire.

06 – Community feedback

06 – Community Feedback

Examples of questions previously received

What is required to open the park? There are several requirements:

- it must be opened within 90 days of acquiring the property (closing o the sale),
- the buyer can buy in escrow or reimbursement each methods having financial requirements,
- the property must display signage (offered through a MNRTF vendor) describing the grant source,
- a ribbon cutting/opening is required to be scheduled,
- Etc.

There are other requirements both detailed and subject to the discretion of the grant coordinator.

The goal of this forum is to gather question like this and determine when answers can be available and how to provide those answers to residents.

06 – Community Feedback, Does the park need to be the full vision at open? No

1963



thru early 1970's



Baseball + Sledding

thru 1970's



Tennis + Pavilion + Ice Skating + Sidewalks

thru 1990



Basketball + Volleyball + New Playground

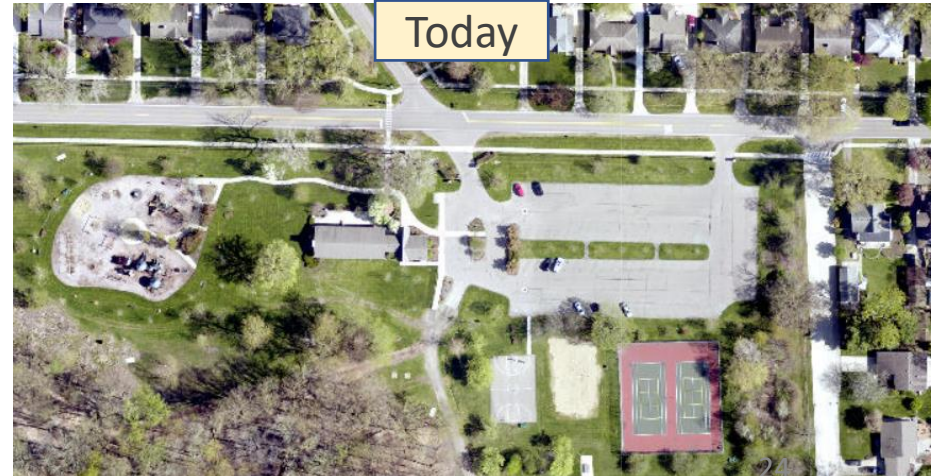
~50 years to get Beverly Park Where it is today.

2002



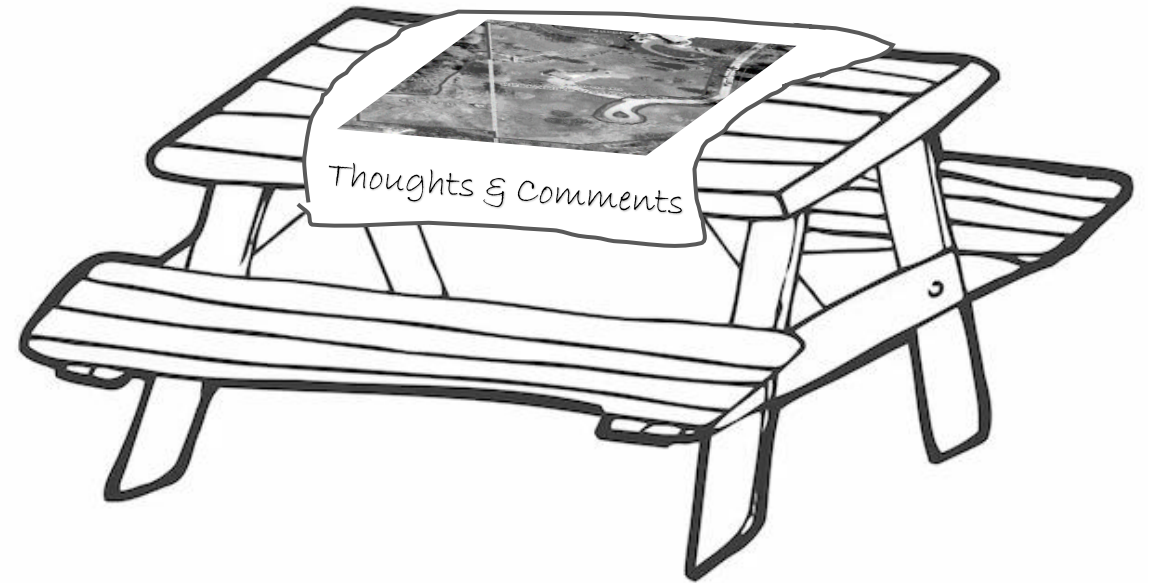
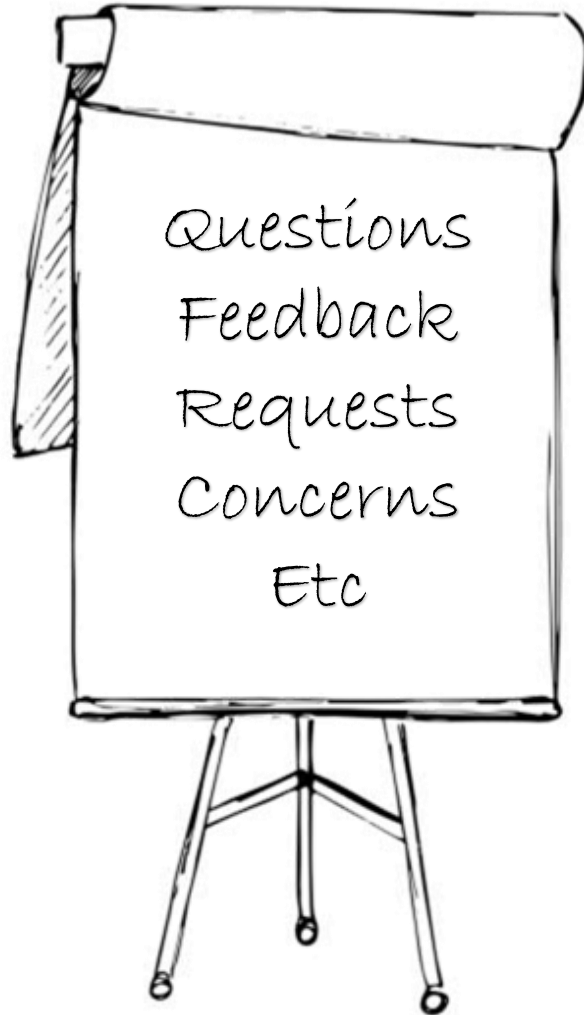
New Playground + Parking Lot

Today



06 – Community Feedback

Questions, requests, recommendations and concerns will be documented during the forum. This is a time to continue to capture the community input.



07 – Take aways

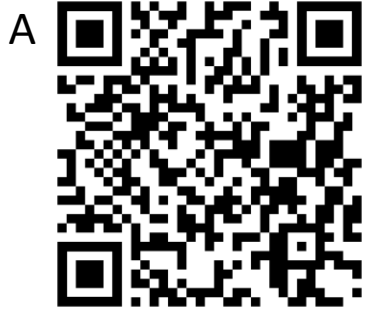
07 – Take Aways

1. Capture any questions on background of process or grant
2. Discuss input and confirm it is understood and captured accurately
3. Consider methods for disseminating today's input and feedback
4. Consider next steps on continued communication for Wendbrook property

Thank you to everyone who spent a Saturday morning to participate!!

08 – Links to documents

(open you phone camera and point it at the QR code (squares), click the link that pops up)



- A. This document (possibly hosted on village website in the future)
<https://ogorman4bh.com/MNRTFandWendbrook2023-05-20.pdf>



- B. Michigan Natural Resources Trust Fund acquisition grant information and resources
<https://www.michigan.gov/dnr/buy-and-apply/grants/rec/mnrft>



- C. Grant Application: River Rouge Acquisition – Village of Beverly Hills
https://www.villagebeverlyhills.com/document_center/Government/Council/DRAFT%20DNR%20TF%20grant%20app%20Beverly%20Hills%203-8-22.pdf



- D. Grants Awarded by MNRTF since 1976
<https://www.michigan.gov/dnr/-/media/Project/Websites/dnr/Documents/Grants/MNRTF/MNRTF-Appropriation-History-12312022.pdf>



- E. Village Council Agendas, Packets, and Meeting Minutes (on left “Related Links”)
<https://www.villagebeverlyhills.com/government/council/>



- F. Village of Beverly Hills Charter online
https://www.villagebeverlyhills.com/government/village_charter.php