



# Wendbrook Property Acquisition Update - FAQs

## August 15, 2023

The Michigan Natural Resources Trust Fund (MNRTF) recommended the Michigan DNR award the Village a grant to acquire the Wendbrook property as a park. Funding to acquire the property is a combination of grant funding and a grant match funded through a donation.



This document seeks to answer the frequently asked questions related to the ongoing consideration to acquire the Wendbrook property

(link on village website: TBD)

May 20, 2023 A community forum was held to provide background

(link on village website: [https://www.Villagebeverlyhills.com/news\\_detail\\_T8\\_R448.php](https://www.Villagebeverlyhills.com/news_detail_T8_R448.php))



# Wendbrook Property Information & Background

- 1) 8+ acres on the Rouge River
  - 30815 Wendbrook Lane, Beverly Hills
- 2) ~800 feet of river frontage
  - ~300 of which includes both banks
- 3) Includes ~4,500 sqft house
  - to be renovated for community use or removed

Purchased for \$2M by the White family

Property is being considered for acquisition  
\$1M Michigan DNR grant awarded  
\$1M White family's property value donation  
to be acquired as a nature park

A nature park would not include recreational fields or courts but provide access for residents to experience the river and surrounding area including recreational activities like hiking and kayaking, and not under the same deed restrictions as nature preserves allowing future development of the park attributes described in the grant application narrative.

As the Village continues through the DNR grant process, additional information will be available through the Village communication channels (web and print materials, etc).



# Frequently Asked Questions



## 1. ***What is required to open the Wendbrook property as a park if the grant funding is secured and acquired by the Village?***

To open the park after acquiring the land, the following is required:

- \$219.50 + mounting - Signage identifying DNR as funding source
- A plan for the house on the property (see question #2 for house disposition)
- More details are expected when the DNR project agreement is received by the Village (after DNR budget approval by the state)

Note: The acquisition grant requires the park to open 90 days after closing on the purchase. The park attributes described in the grant application narrative will be considered by the council and community over time (timeframe to be determined).

Requirements of MNRTF grant funded acquisitions:

*Land acquired with MNRTF assistance and any recreation facilities on that land, as well as land and water access ways, must be open to the general public and maintained for public outdoor recreation in perpetuity (Board Policy 94.1).*

Requirements stipulated by the White family:

The Whites have stated they will place no restrictions on their donation.

## 2. ***How much will it cost to develop the property and house, in addition to acquisition costs, and what is the plan for funds? What will be done with the house on the property, and what are the associated costs?***

Two options exist for the house on the property, removal or renovation

- a. Renovation would be dependent on future council and community decisions and would likely be conditional on successful grant funding.
- b. Should efforts to acquire renovation funding not be successful (through the MNRTF or other) removal would be pursued.
- c. Estimations for demolition and removal\* would be expected to be between \$25,000 and \$40,000, based on \$4-10/ square foot.

(\* References: HomeTown Demolition (Michigan actual costs Rochester Hills and other communities), HomeAdvisor (Former Angie's List), Home Guide, Busschers, My Site Plan, Bob Villa.com, Bronsnan Property Solutions, Detroit Demolition Department)

# Frequently Asked Questions



### **3. *What would it take (cost) to maintain the Wendbrook property as a park, and what is the plan for funds?***

The administration estimated \$12,000 of annual maintenance costs in the MNRTF grant application.

- If the house is renovated for community use (see question #2) the property maintenance costs would increase, but increases would be expected to be largely offset by rental revenues.
- Further development of park attributes described in the grant application will be considered by the council and community over time (timeframe to be determined) and are not required by the acquisition grant.

(For Reference, Beverly Park pavilion rentals are budgeted at \$15,000 a year. Annual maintenance for Douglas Evans and Hidden Rivers is \$0, excluding proportional wages of Rangers for time on site)

### **4. *What obligations will pass through to community, specifically fixed income residents?***

The acquisition of the property would be covered by a DNR grant and the White family donation

Transaction costs to acquire the property are one time cost that can be covered by the current General Fund,  
Operating costs for the park would be within the means of the Village budget,  
Development costs are subject to grant awards and future decisions.

There is not discussion or planning for a millage or property tax increase related to the acquisition or development.

Fixed income residents' property taxes are dependent on the resident's income, property value and personal circumstances, and would not pass through as property tax increases due to the acquisition.

# Frequently Asked Questions

## 5. What is the impact on the Village property tax revenue?

- Based on current tax bills
  - The Village will collect for public safety, general fund, etc
  - Southfield Township will collect for schools, county, etc

For example, property with a state equalized value (SEV) of \$750,000

	Non-Homestead (current classification)		Homestead (if it were a primary residence)	
	Millage Rate	Taxes	Millage Rate	Taxes
Village Of Beverly Hills	13.7310	~\$10,300	13.7310	~\$10,300
Southfield Township (Summer)	27.42350	~\$20,600	20.9539	~\$15,700
Southfield Township (Winter)	11.38910	~\$8,500	4.92170	~\$3,700

- If the property were developed into multiple homes, the Village would expect higher revenues from property taxes, those values would be subject to the housing development.

## 6. How did we get here?

The home has been vacant for ~20 years, residents in the area proposed an opportunity to convert the land to a park for the community.

- Fall 2021 - The White family and Six Rivers Land Conservancy discussed the opportunity to acquire the Wendbrook property and provide it to the Village through a DNR grant and a personal donation by the White family.
- February 2022 - The Village council hired Six Rivers Land Conservancy to assist with grant process to acquire the property, approved with a unanimous vote by the Village council.
- April 2022 - Six Rivers Land Conservancy submitted the application to the MNRTF (that recommends grants to the Michigan DNR).
- June 2022 - Village clerk/assistant village manager, Six Rivers Land Conservancy land protection manager and the Village council president presented the project to the MNRTF board in an open public meeting\*.
- December 2022 – Village clerk/assistant village manager, Six Rivers Land Conservancy director and the Village council president attended the open public meeting where acquisition grant projects were deliberated by the MNRTF board\*. (Mr. White and Mrs. Hrydziusko were present as observers)
- June 2023 - Mrs. White announced the White family would provide \$1M of the property value as a donation, in addition to the \$1M DNR grant, to acquire the park.

(\*- MNRTF board meeting minutes are available through links at the bottom of their website: <https://www.michigan.gov/dnr/about/boards/mnrtf>)

# Next Steps & Community Information Resources



**As the Village continues through the DNR grant process, additional information will be available through the Village communication channels (web and print materials, etc)**

For timelines and expected steps see the May 20, 2020 community forum materials  
(link on village website: [https://www.Villagebeverlyhills.com/news\\_detail\\_T8\\_R448.php](https://www.Villagebeverlyhills.com/news_detail_T8_R448.php))

More information on Michigan Natural Resources Trust Fund (MNRTF) information can be found here:  
(Michigan DNR link: <https://www.michigan.gov/dnr/buy-and-apply/grants/rec/mnrtf>)

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

Grant Application: River Rouge Acquisition – Village of Beverly Hills (The Wendbrook property)  
(link on village website:  
[https://www.villagebeverlyhills.com/document\\_center/Government/Council/DRAFT%20DNR%20TF%20grant%20app%20Beverly%20Hills%203-8-22.pdf](https://www.villagebeverlyhills.com/document_center/Government/Council/DRAFT%20DNR%20TF%20grant%20app%20Beverly%20Hills%203-8-22.pdf))