

Superior Charter Township Park Commission  
Special Meeting  
September 15, 2025

Approved Minutes

1. Call to Order

The meeting was called to order by Chair Nahid Sanii-Yahyai at 6:00 pm.

2. Roll Call

Park Commissioners present: Nahid Sanii-Yahyai, Martha Kern-Boprie, Jack Smiley, Sharon Bryant-Phillips, Matthew Yahyai, Curtis Freeman

Park Commissioners absent: Greg Vessels

Others present: Juan Bradford, Park & Recreation Director; Steve Peach, Irma Golden, Bernice Lindke, Dana Greene, other unidentified individuals

3. Flag Salute

Chair Nahid Sanii-Yahyai led those assembled in the Pledge of Allegiance to the Flag.

4. Agenda Approval

It was moved by Matthew Yahyai and supported by Curtis Freeman to approve the agenda as drafted. The motion carried.

5. Citizens Participation

Bernice Lindke: The township board paid \$2.4 million a few years ago. She noted any lease agreement has to go to the township board for final approval after park commission approval. She suggested issuing a Request for Proposal (RFP) to all farmers interested in leasing the land, rather than only negotiating with one farmer.

Irma Golden – She did not see today’s special Park Commission meeting posted on the township website or building. She is also concerned that the land is used for something other than recreation. She would like to see the opportunity to farm this land opened to all farmers.

Nahid Sanii-Yahyai asked why prior lease agreements did not go to the Township Board for final approval. Juan Bradford responded that the Township Board delegated that authority to the Park Commission. We can still send any lease agreement to the Township Board for final approval if necessary. Juan noted that the notice of the special meeting was posted in Township Hall and in the Utility building. He sent the agenda and packet to the Township Clerk on 9/08/25 and asked that it be posted on the Township website.

6. New Business

A. Approve Revised Zero-Turn Mower Quote

Juan Bradford informed the park commission that Boullion Sales offered a trade-in of the 2007 and 2013 zero-turn mowers for \$5,700.00 decreasing the purchase price of the new Lazer Z diesel zero-turn mower from \$23,317.36 to \$17,617.36. It was moved by Martha Kern-Boprie and supported by Nahid Sanii-Yahyai to approve purchase of the Lazer Z diesel zero-turn mower described in the quote dated 8/21/2025 for a price not to exceed \$17,617.36. The motion carried.

B. Approve Revised Farming Agreement

This concerned a revised draft agreement between the Superior Charter Township Park Commission (STPRC) and Steven Peach (Mr. Peach) to permit Mr. Peach to use for agricultural purposes 205 acres

of real property located in Sections 20 and 29 in Superior Charter Township, referred to as the southern half of the BirdSong Nature Preserve, and the Superior Township Community Farm. The draft agreement was reviewed and discussed by park commissioners.

Sharon Bryan-Phillips said she wanted more specificity in the agreement

Martha Kern-Boprie asked for more detail on what and when regenerative farming practices will be applied to the land.

Curtis Freeman noted that Mr. Peach has farmed this land for at least twelve years. The rules have changed most years.

Discussion took place about property taxes and the situation that taxes would be levied if the township rents the land out. The cost of the property tax plus rent would be more than Mr. Peach could afford and still earn income from farming the land.

Curtis Freeman noted that although there are questions about detail in the draft agreement, it contains much more detail than all previous agreements. Curtis also stated that the use of this land should be consistent with the STPRC's mission.

Sharon Bryant-Phillips said there is much research available about regenerative and safe farming methods and technologies, that could be helpful.

An audience member asked if some people have to pay to use the land and others do not have to pay.

Martha Kern-Boprie responded by explaining current tax law that when a government, which is exempt from property taxes on property the government owns, rents land for money, then property tax is levied. Having to pay rent plus the property tax, makes use of this land unsustainable for Mr. Peach. The draft agreement calls for Mr. Peach to provide an hour of work to the township for every three acres he is permitted to farm. The acres to be farmed are about 180, thus Mr. Peach will provide 60 hours of work to the STPRC on other lands the township owns.

The audience member asked if we rent other township property. Juan Bradford stated that Willow Run Acres farms three acres near the intersection of Harris and MacArthur, and pays the township \$1.00 per year for the use of this land. Grants in excess of \$100,000 were awarded to help prepare this land for farming.

Jack Smiley spoke about the restoration plan for this property, and stated that this farming will not impede that restoration. The land south of Vreeland is planned to remain in agriculture. He thinks 10 acres of this land should be sufficient for community education and farming.

Irma Golden spoke from the audience. She complained that it is not fair to offer the opportunity to farm this land to just one person, Mr. Peach. Financial resources should benefit the entire township's needs. She also complained that the community has not been asked how it wants this land used.

Juan Bradford responded that there were two listening sessions held earlier this year, and in both of the sessions there was strong interest expressed in open space and community farms.

Sharon Bryant-Phillips noted that this is not a fast track toward the finished product. It will take years to bring all preserves and community farms to fruition.

The audience member stated she is a retired educator, and suggested more intentional outreach to the community to discern community wishes. This could include door-to-door outreach.

Approved by the Superior Charter Township Park Commission on 9/22/2025

Sharon Bryant-Phillips responded that as an educator she also had to do significant outreach, and sees the value in it.

Nahid Sanii-Yahyai summarized the STPRC's commitment to public participation.

Curtis Freeman stated it is very important to know all the required approvals to the agreement.

Juan Bradford concurred. Jack Smiley quoted a portion of state law that he understands gives the Park Commission the authority to approve the agreement.

There was consensus that the agreement text should be amended in places.

Martha Kern-Boprie asked if the committee could complete the revisions within the next four days, so the Park Commission could act on it at the September 22 regular meeting.

Jack Smiley commented that the Park Commission should not try to micro-manage Mr. Peach's farming techniques. Jack proposed a three year lease for the land south of Vreeland Road. The land north of Vreeland Road could be open to a shorter term lease.

Nahid Sanii-Yahyai, Curtis Freeman and Juan Bradford discussed the potential of accomplishing the text changes in time for the September 22, 2025 regular park commission meeting. They decided the committee could do this, and that the committee would schedule meetings to do this work.

7. Pleas and Petitions  
There were none.

8. Adjournment  
It was moved by Sharon Bryant-Phillips and supported by Curtis Freeman to adjourn the meeting at 6:52 pm. The motion carried.

Submitted by,  
Martha Kern-Boprie  
Park Commissioner and Secretary