

LAEPP: PURPOSE, SCORING & FUNDING

Office of Farmland Preservation Local Sponsor Training April 17, 2013

Local Agricultural Easement Purchase Program: Purpose

- It is always instructive to look back at our goals:
- 1) to build local capacity by certifying local sponsors to hold and administer their own local agricultural easement purchase programs;
- 2) to reduce the administrative role of the state staff as the number of easements tops 300; and
- 3) to attract the additional federal farmland protection funds to Ohio.

Initial 2013 Timeline to Implement LAEPP

- January 30 Advisory Board adopts resolution approving Local Sponsor Application
- February 1 March 15: Local Sponsor application period
 - 19 applications received representing 45 counties
- April 2 Applications, scoring & funding methodology sent to board
- April 9 Advisory Board makes recommendations to the director on funding the local sponsor (LS) applicants
- April 12 ODA notifies LS selected for funding and amount
- April 17 Training at ODA for funded local sponsors
- April 17 30 Cooperative Agreements signed between ODA and LS
- May 1 Start of 30-90 day landowner application period
- July Landowner application period ends for all LS

Application for Local Sponsor Certification Measured:

Organizational Capacity:

- Staff
- Budget
- # and type of easements managed
- Mentor or Mentoring

Community Support for farmland preservation:

- Comprehensive plans
- Ag Security Areas
- Ag economic Development plan

Service Area Statistics:

- No previous AEPP
- County Development pressure

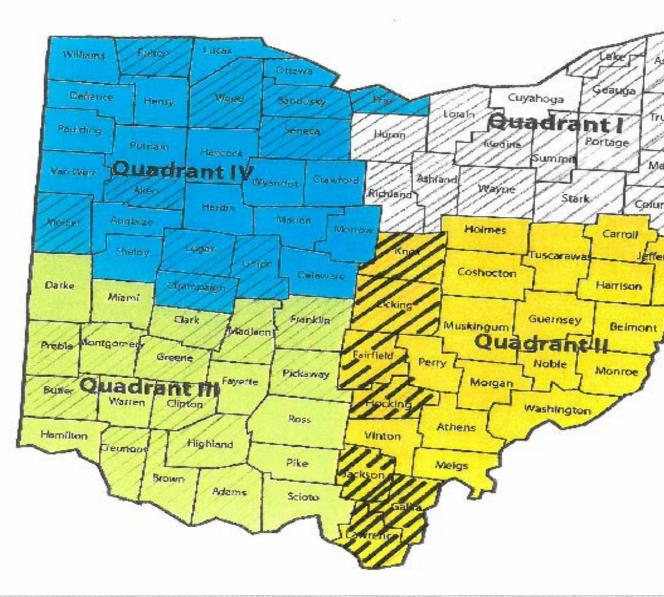
LAEPP Applications Summary

- 19 applications received serving 45 counties
 - 2 Counties (Fairfield and Madison)
 - 3 Soil & Water Conservation Districts (Lake, Licking and Montgomery)
 - 14 Non-Profits:
 - Western Reserve Land Conservancy (16 counties)
 - Black Swamp Land Conservancy (4 counties)
 - Southern Ohio Farmland Preservation Association (4 counties)
 - Appalachia Ohio Alliance (3 counties)
 - Three Valley Conservation Trust (3 counties)
 - Ohio Valley Conservation Coalition (3 counties)
 - Tecumseh Land Trust (2 counties)
 - Killbuck Watershed Land Trust (2 counties)
 - West Central Ohio Land Conservancy (2 counties)
 - Clinton County Open Lands (1 county)
 - Owl Creek Conservancy/ Philander chase (1 county)
 - Logan County Land Trust (1 county)
 - Champaign Land Preservation Trust (1 county)

Union County Land Heritage Trust (required non-profit status in progress)

Regional Interest

% of applicants Q 1 = 15 co 33.3% of apps Q 2 = 7 co15.5 % of apps $Q_3 = 13_{0}$ 28.8 % of apps Q 4 = 10 co22.2% of applications



2013 Certified Local Sponsor Funding Formula -1

- 1. All 18 certified local sponsors (CLS) eligible for funding
- 2. All CLS are strongly encouraged to leverage the amount of state funding to attract Federal Farm & Ranch Land Protection Program (FRPP) funding.
- 3. Provide a base amount to all 18 applicants as follows:
- a. Single county served (SWCD or county land trust): \$75,000 base
- b. Two counties served: 100,000 base
- c. Three counties served 125,000 base
- d. Four or more counties served 150,000 base
- 4. Collectively, these base amounts = \$ 1,800,000 out of \$2,700,000

2013 Funding Formula Continued (2)

\$1.8 million base funding subtracted from the total funds available (\$2.7 million) = \$900,000

Of that amount:

- a. \$500,000 divided among the applicants scoring above 35
- b. \$300,000 divided among the applicants scoring between 30-35
- c. \$100,000 divided among the applicants scoring below 30

2013 Funding Formula Continued (3)

In making the distributions above the base, the following formula will be used:

Average Market Value (AMV) (Application question G. 1)

X Average Farm Size (AFS) (Application question G. 2)

X .25 (match required at closing by FRPP)

X a reduction factor of .5 (½ the normal funding amount is available)

In short this part of the funding formula is as follows:

AMV x AFS = _____ x .25 = ____ x .5 = \$ ____.

This amount is added to the base amount for each applicant.

The result is a formula that distributes the funds statewide, scales the amount to reflect single or multi county programs, scales the funds to reflect the cost of acquiring an average farm in the county, allows new local sponsors to participate and rewards large, highly skilled, multi county land trusts to receive larger awards.

Local Sponsor Applications in order of Scoring:

- 1. Tecumseh Land Trust
- 2. Western Reserve LC
- 3. Three Valley CT
- 4. Black Swamp Conservancy
- 5. Killbuck Watershed LT
- 6. Owl Creek-Philander Chase
- 7. Appalachia Ohio Alliance
- 8. So. Ohio Farmland Pres.
- Fairfield County (tied)
- Madison County (tied)

- 10. Licking Co SWCD (tied)
- 10. Montgomery Co SWCD (tied)
- 11. Lake Co. SWCD
- 12. Clinton Co. Open Lands
- 13. West Central Ohio LC
- 14. Logan Co LT
- 15. Ohio Valley Cons. Coalition
- 16. Champaign Co. LT

4 organizations are new to Agricultural Easement Purchase Program

- Clinton County Open Lands* Clinton County
- Owl Creek Knox County
- Ohio Valley Conservation Coalition Jackson, Lawrence, Gallia
- Southern Ohio Farmland Preservation Association* Adams, Brown, Clermont and Highland counties
- *Previous AEPP applicants, but not funded

13 Experienced,5 Organizations new to FRPP*:

- 1. Appalachia Ohio Alliance
- 2. Southern Ohio Farmland Preservation Association
- 3. Montgomery County SWCD
- 4. Clinton County Open Lands
- 5. Ohio Valley Conservation Coalition
- *Farm & Ranch Lands Protection Program

| | Rank | Local Sponsor Award Total | | vard Total | Potential FRPP | |
|-----------------|------|--|-----------------|--|----------------|---------------|
| Proposed | 1 | Tecumseh Land Trust | s | 200,117.77 | 5 | 600,353.32 |
| | 2 | Western Reserve Land Conservancy | 5 | 200,703.13 | 5 | 602,109.38 |
| Funding | 3 | Three Valley Conservation Trust | 5 | 208,905.99 | 5 | 626,717.97 |
| | 4 | BSC CONSERVATION TRUST | S | 239,397.37 | \$ | 718,192.11 |
| | 5 | KWLT (Killbuck Watershed Land Trust) | 5 | 142,654.86 | \$ | 427,964.58 |
| Formula | 6 | Owl Creek-Philander Chase | s | 126,830.39 | S | 380,491.18 |
| | 7 | Appalachia Ohio Alliance | 5 | 206,390.49 | 5 | 619,171.46 |
| Applied | 00 | | 5 | 1,325,000.00 | | 3,975,000.00 |
| Total of 40 | 8 | SOFPA (Southern Ohio Farmland Preservat | 5 | 172,872.09 | \$ | 518,616.26 |
| Total of 16 - | 9 | Fairfield County Comm. | 5 | 121,253.89 | 5 | 363,761.68 |
| two sets of | 9 | Madison County Commissioners | S | 188,579.31 | \$ | 565,737.92 |
| two sets of | 10 | Licking Co. SWCD | 5 | 127,684.38 | 5 | 383,053.13 |
| counties tied: | 10 | Montgomery County SWCD | 5 | 117,882.00 | \$ | 353,646.01 |
| courreres crear | 11. | Lake Co SWCD | 5 | 96,728.33 | 5 | 290,185.00 |
| (9 and 10) | | | S | 825,000.00 | \$ | 2,475,000.00 |
| | 12 | CCOL (Clinton County Open Lands) | 5 | 103,300.56 | 5 | 309,901.68 |
| | 13 | WCOLC | 5 | 128,362.40 | 5 | 385,087.21 |
| | 14 | Logan Co Land Trust | 5 | 92,522.71 | 5 | 277,568.12 |
| | 15 | OVCC (Ohio Valley Conservation Coalition | 5 | 129,552.01 | \$ | 388,656.03 |
| | 16 | Champaign Land Preservation | 5 | 96,262.32 | 5 | 288,786.95 |
| | | | s | 550,000.00 | s | 1,650,000.00 |
| | | | 5 | 2,700,000.00 | \$ | 8,100,000.00 |
| | | | Cholie de de he | THE STATE OF THE S | \$1 | 00.000,008,01 |

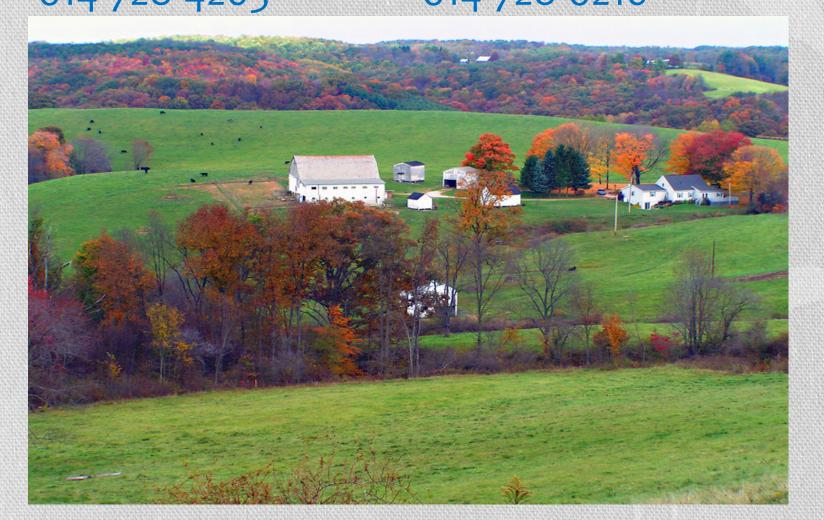
Projected

Proposed Funding Formula Goals:

- Recognizes & rewards local support for farmland preservation
- Recognizes a minimum amount of funding is essential to operating an easement purchase program; provides base amount per sponsor
- Recognizes & rewards experience and capacity for managing easements
- Recognizes the cost of purchasing an easement on an average farm is different in different counties and compensates for difference*
- Leverages farmland preservation funding available through FRPP
- Allows new organizations to participate
- Distributes funds to all quadrants
- Grows the capacity of local farmland preservation organizations

Contact: Denise Franz King Office of Farmland Preservation

Denise.King@agri.ohio.gov 614-728-4203 614-728-6210



2013 LAEPP Timeline April 17-December 31

- 1. Local Sponsors (LS) and funding announced: 4/12
- ODA/LS Cooperative Agreement signed and returned to ODA by 4/30
- 3. LS promotes start of landowner application period
- 4. LS notifies ODA of landowner application period length (30-90 days) by 4/24
- 5. Landowner Application period begins for all LS on 5/1

2013 LAEPP Timeline - Slide 2

- 6. LS applies on-line for landowner
- 7. All landowner application periods close and all applications must be completed by 7/30
- 8. LS forwards all applications they believe they can fund to ODA in priority order so that they are received by ODA by 5:00 PM 8/14
- ODA reviews applications for completeness and sends materials to the Advisory Board
- 10. ODA Advisory Board meets and makes recommendations to ODA
 Director on landowner applications to be funded by 8/30

2013 LAEPP Timeline - Slide 3

- 11. ODA Director reviews Board recommendations and finalizes list of landowner applications to be funded
- 12. LS sends Notice of Selection with completed copy to ODA. ODA prepares Cooperative Agreement Exhibit B and sends to LS for signature.
- 13. LS orders title work, clears exceptions and sends source documents, commitment, a copy of escrow agreement and Present Condition Report to ODA for review
- 14. LS requests that ODA's option to purchase be send to landowners

2013 LAEPP Timeline - Slide 4

15. LS requests release of funds by State of Ohio (after ODA receives signed option) ***

- 16. ODA requests release of funds from State Controlling Board, prepares purchase order and orders check
- At LS request, ODA sends check to LS Title Agent to hold in escrow until closing
- 18. LS requests ODA prepare and send final deed
- 19. LS prepares escrow package, schedules closing and purchases easement. (Note Prior to closing ODA must approve final settlement statement.)
- 20. Celebrate Success!

Celebrate Success!



Resources to Promote and Complete Landowner Application

For Promotion:

- Brochure
- Sample State Deed of Agricultural Easement
- LAEPP 2013 Guidelines and Policies

Completing the Application:

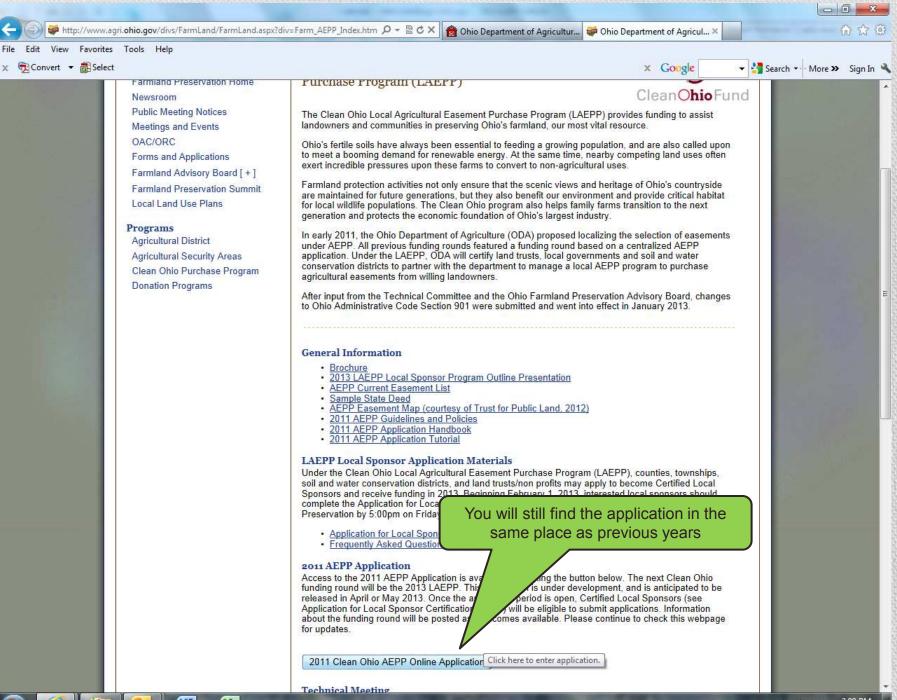
- LAEPP 2013 Application Handbook
- LAEPP 2013 Application Tutorial
- LAEPP 2013 FAQs
- Other Local Sponsors
- Call the OFP

2013 LAEPP Guidelines and Policies

- What constitutes a complete landowner application?
- Homestead and Large Farm Exceptions policies unchanged
- Multi-county farm applications

Landowner Application

- Not very different from AEPP 2011 Application
- Returning LS use previous login information
- Login information is available if you no longer have it
- Can create login if you are a new LS or SWCD
- New messages upon logging in: Confirmed/Not Confirmed (see following slides)





















2013 Local Sponsor Application Login

Local Sponsors

User Name: newLSfortest

Password: ******

Ci Login

New Local Sponsor

Ci Create New Application

I Print Blank Application

I Tier One Estimator

All Local Sponsors must create a Local Sponsor Account. If you are a Local Sponsor Name of the print Blank Application of the print Blank Applicat

All Local Sponsors must create a Local Sponsor Account. If you are a Local Sponsor and have not yet created your Local Sponsor Account, please do so now by clicking here.

In order for a previous year's application to roll over to this year, the previous year's username and password must be entered.

If you have already created a Local Sponsor Account, and have forgotten your password, please call or email the Office of Farmland Preservation and your password will be reset.

You can write to us:

Ohio Department of Agriculture Office of Farmland Preservation 8995 East Main Street Reynoldsburg, OH 43068-3399

You can call us: (614) 728-6210

You can email us: farmlandpres@agri.ohio.gov

- MSA Map
- MSA Listing
ODA Privacy Statement

ODA Privacy Statement
Free Acrobat Reader

Report Application Problem

🖺 Login

AEPP Information

Draft Deed of Agricultural Easement

Guidelines and

Policies

- Adjusted

- Application Handbook

 Attachment Checklist

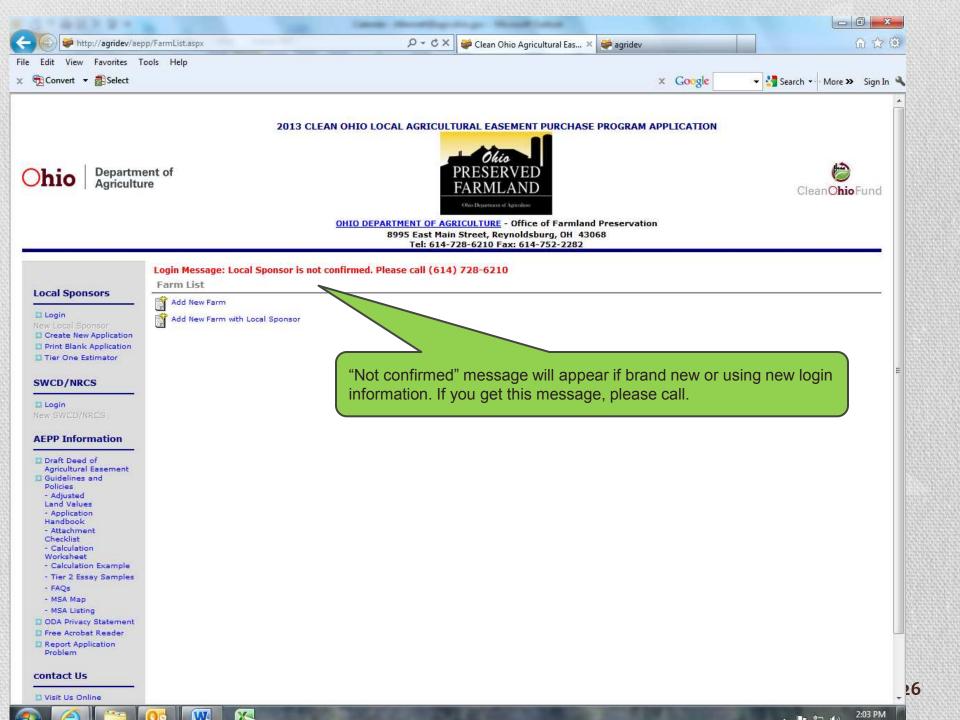
- Calculation Worksheet - Calculation Example - Tier 2 Essay Samples

- FAQs

http://agridev/aepp/LSLogin.aspx









First Name

Amanda

Amanda

Bennett

Jones

ben

amanda

Amanda

Amanda

Amanda

Perry

Perry

amanda

amanda

Linus

Bennett

Bennett

Morgan

Jones

Acreage

100

100

71.37

71.37

184.15

184.15

46.69

200

71.37

113.56

Status

Submit

Pending

Pending

Pending

Pending

Pending

Pending

Pendina

Submit

Submit

Pending

Pending

Pending

Pending

Pending

Pending

Pending

Submit

| Local | Sponsors |
|-------|----------|
|-------|----------|

Login

Create New Application

Print Blank Application

Tier One Estimator

SWCD/NRCS

Login

AEPP Information

- Draft Deed of Agricultural Easement Guidelines and Policies
- Adjusted Land Values
- Application Handbook
- Attachment Checklist
- Calculation Worksheet
- Calculation Example
- Tier 2 Essay Samples
- FAQs
- MSA Map
- MSA Listing
- ODA Privacy Statement
- Free Acrobat Reader
- Report Application
- Problem

contact Us Visit Us Online









Farm ID

1KIFL4

GOJTF6

13TSI4Q

10Q6Q0

C43525

18REK47

106DTI0

7B64DR

S4N6AC

NAMCH3

1HDQ7Q5

106BKEF

1G0HJ5F

VS8P20

10KF39G

JKE57L

2UIMBD

GOJAHL

Year

2013

2013

2013

2013

2011

2011

2011

2011

2011

2011

2011

2011

2011

2011

2011

2011

2011

2011

Last Name

Bennett

Bennett

ODA

Smith

adnama

Amanda

Bennett

Bennett

Bennett

Douglas

Douglas

foster

gibson

Irving

ODA

ODA

Samuels

Smith



Add New Farm



Add New Farm with Local Sponsor







Draft

Print View Edit Copy

4

3

60

60

63

60

68

60

60

60

60

60

60

63



Quick Review: Landowner Application

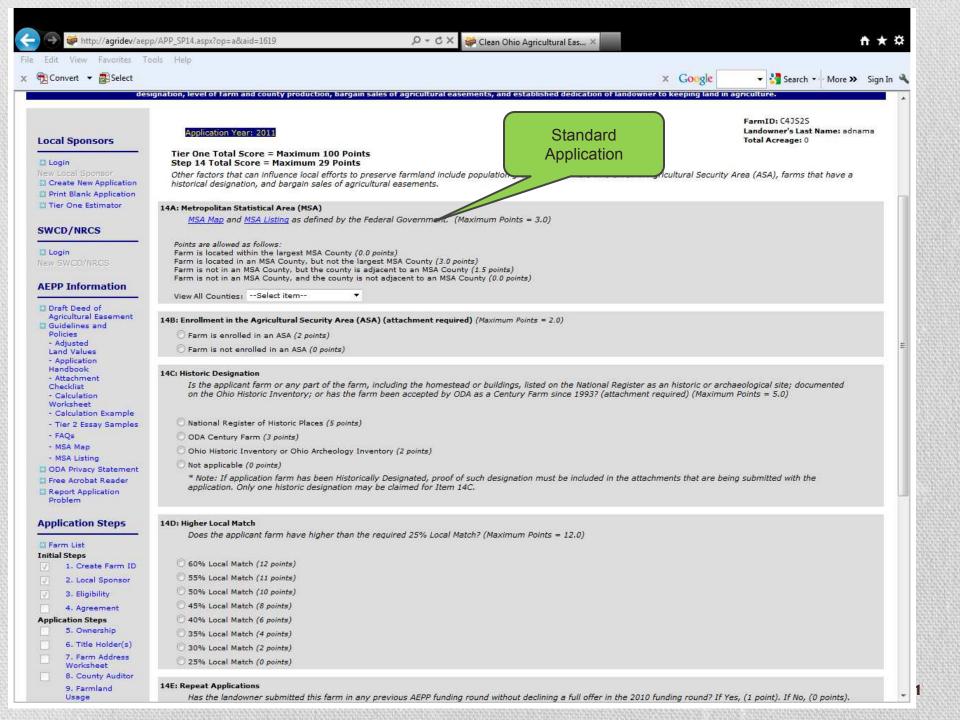
- Contact, ownership, and location information for landowner and applicant property
- Eligibility questions to ensure farm meets the basic criteria (see Guidelines and Policies as well as OAC 901-2-02)
- Use County Auditor's Records for acres, CAUV and Market Value
- Information on number of homesteads, liens and restrictions already on the applicant property
- Applicant property's proximity to other protected areas and other applicant farms and development pressure

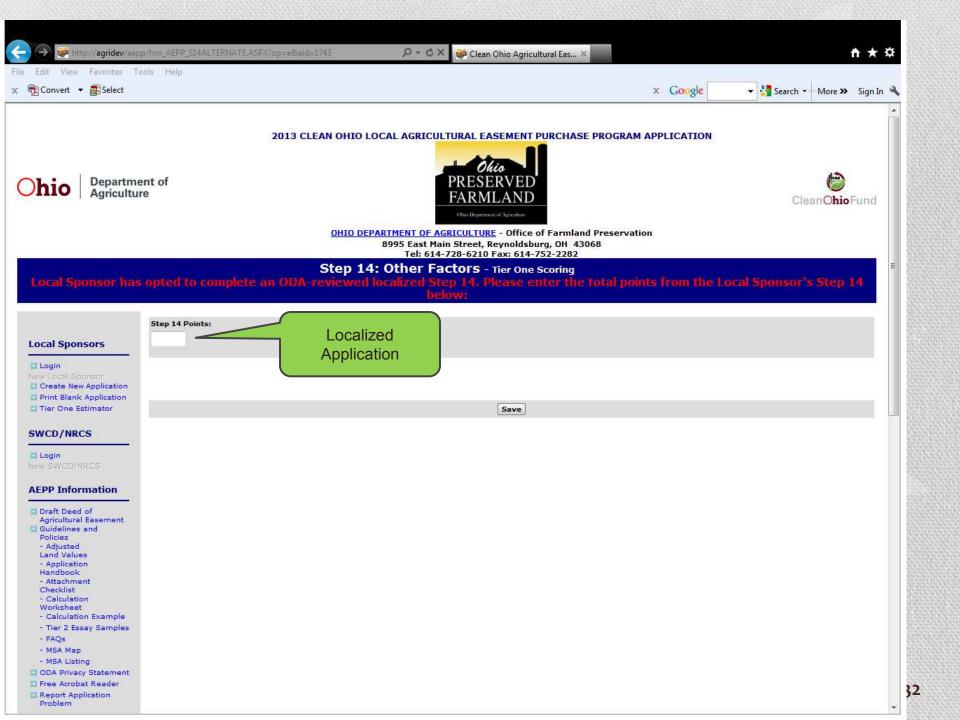
Quick Review: Landowner Application (cont.)

- Other Factors (Standard vs. Localized)
- Local Government Planning
- Will work with SWCD/NRCS to describe status of Conservation Plan and Soils of the applicant property
- Receive score and estimated purchase offer with points-based appraisal
- Signature Page Plan ahead for your closing date!
- Attachment Checklist again, plan ahead

Step 14 (Other Factors) Standard vs. Localized

- No changes to Step 14 look for most LS
- For LS requesting to localize Step 14 questions and ranges –
- 1) Submit questions to ODA for review by 4/24
- 2) Within landowner application, message explaining that LS chose a localized Step 14 will appear and box will be provided to enter total Step 14 points for the application
- 3) Copy of applicant's localized Step 14 score sheet (showing answers, points awarded) must be provided to ODA if application is sent to ODA for funding approval





Attachments

- Attachments will be required to be provided for applications submitted to ODA for funding approval
- However, begin attachment preparation, creation, and collection immediately

Attachments

See attachment checklist for more detail (5/1)

- Resolution
- Farm Map
- County Auditor Records
- Aerial Map or Photo
- Soils Map
- Historical Designation
- Corporations, Partnerships, and Trusts
- Charitable Organizations (if applicable)
- ASA Enrollment Verification
- Current Owner's Deed of Record
- Any Other Relevant Information (including Step 9, 16 information)