

## DIRECTOR'S FARMLAND PRESERVATION ADVISORY BOARD

### MINUTES OF BOARD MEETING

Ohio Department of Agriculture  
Reynoldsburg, Ohio

April 19, 2006

*Howard Wise, Chairman of the Board, called the meeting to order at 10:15 a.m. in Conference Room 308 of the ODA Bromfield Administration Building.*

**Advisory Board members present:** Larry Libby, Roger Wolfe, Brian Williams, Lynne Erickson, Lucille Hastings, Harold Wiehl, Roger Rhonemus, Ed Meyers and Mike Cochran.

**Advisory Board members absent:** Julia Hinders, Brock Wanless and John Detrick.

**ODA Staff members present:** Michael Bailey, Kelly Carneal, Amy Miller and Lori Payne, Associate Attorney General.

**Minutes:** The minutes of the July 20, 2005 meeting were approved. Larry Libby made the motion with Roger Wolfe seconding to approve the minutes as read. VOTE: 8 to 0 "yes."

**AEPP Sign Presentation:** Michael Bailey showed the official sign of the Agricultural Easement Purchase Program "Ohio Preserved Farmland." Each sign displays the local sponsor participation of the easement.

**Introduction to Scoring:** Michael Bailey discussed the scoring of the 2006 applications. He stated that each board member received the top 30 applications from the 188 submitted for tier 2 review. Howard Wise discussed concerns regarding the scoring of tier 2 applications from last year. A few local sponsors expressed concerns regarding the number of reviewers only being two individuals. In an effort to continue credibility, each member of the board is asked to score every tier 2 response. Upon final results, the website will display the scores from each "judge."

A regional balance map was distributed to the members highlighting 4 quadrants with the number of applications and funding distribution. Lucille Hastings made the motion and Roger Rhonemus seconding to approve the quadrants. VOTE: 8 to 0 "yes."

**Review Process:** Each member submitted his or her rating of the top 30 applications. Upon submission, each member received four quadrant packets with the top scoring applications for tier 2 analysis. Michael Bailey and Howard Wise reminded members that some local sponsors wrote the same answers for some of the questions and the designated score should be identical for all applicants within that same question.

Advisory Board member Mike Cochran arrived at 10:50 a.m.

#### **Miscellaneous Discussion:**

- ***Center for Farmland Policy Innovation***

Larry Libby discussed the creation and mission of the Center for Farmland Policy Innovation. The center will be promoting innovative farmland protection programs as well as creating a cost-share program to fund four local projects.

- ***Review of Points-Based Appraisals***

Michael Bailey distributed the 2005 AEPP Appraisal Analysis detailing the comparable sales, points based and the ODA purchase price. The average price per acre was \$2,490 for comparable sales and \$2,693 for points based. The average purchase price per acre for the Ohio Agricultural Easement Purchase Program is \$1,009 per acre. Howard Wise said that out of twenty states Ohio has the only points based program in the nation. He felt a consultant needs to review a few of the applicants' values that have significant discrepancies with an explanation. Upon review of the findings, two possible outcomes could occur: adjust the points based or consider dropping the points based system and use comparable sales appraisals only.

- ***Proposed Statutory Change to Recoupment Language***

The current language in the Ohio law is unclear regarding recoupment payment. The Director requested a draft simplifying the procedure for local, state and federal co-holders. Michael Bailey has crafted proposed language for Director Dailey's review. This proposal would serve to strengthen the existing law, ensuring that the future landowner would only receive the farmland value of the property at extinguishment. Additionally, the proposal would mandate that ODA initially collect the recoupment funds, and ODA would then provide other entities with their proportionate share of the funds, if any.

- ***Fulton County Agricultural Security Area (ASA)***

The Fulton County Board of Commissioners, York Township Board of Trustees, and Von Seggern families created the first ASA in the state. This ASA will protect 554 acres of local farmland for a period of 10 years. Other ASAs have been established in Madison and Clark counties.

- ***Proposed Reduction in FRPP Funding***

Brian Williams reported the upcoming reduction in funding from \$97 million to \$50 million for FY 2007. He will be calling various representatives to encourage reauthorization for the full funding of \$100 million.

- ***TDR update***

Brian Williams reported that TDR legislation is on the back-burner and may not receive any attention this session.

- ***Livestock***

Michael Bailey discussed the issue of two potential AEPP applicants requesting language banning livestock on his or her property. The members discussed the difficulty enforcing the term and the effect on future landowners. Howard Wise requested the members take a position on this issue. Roger Rhonemus made a motion seconded by Lynne Erickson stating under AEPP a landowner may engage in any legal agricultural activity permitted by Ohio law. VOTE: Yes: Roger Wolfe, Brian Williams, Lynne Erickson, Lucille Hastings, Harold Wiehl and Roger Rhonemus. No: Larry Libby and Ed Meyers. Abstain: Mike Cochran. Motion passed 6 to 2, with 1 abstention.

**Final Tier 2 Ranking:** Given that the tier 2 questions on the top 82 tier I ranked farms have been reviewed and scored by all board members present, ODA staff members were inputting the data into the system. Howard Wise suggested ODA staff compute the scores and rank the applications in accordance with the respected county and farm caps (\$500,000 per landowner/county).

Lynne Erickson made a motion to recommend approval of all AEPP tier 2 questions that the board reviewed and scored, conditioned upon validation of applications by ODA staff in accordance with county and farm caps of \$500,000 and within the proportional allocation of fund to each of the four quadrants that the board had approved under the regional balance provision of the rules. Seconded by Brian Williams. VOTE: 9 to 0.

*Howard Wise adjourned the meeting at 3:00 p.m.*