



Department of
Agriculture

Office of Farmland Preservation

Annual Report
June 2014

Governor John R. Kasich

Lt. Governor Mary Taylor

Director David T. Daniels



Department of
Agriculture

Governor John R. Kasich • Lt. Governor Mary Taylor
Director David T. Daniels

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May 1, 2014

Honorable Cliff Hite, Chairman
Agriculture, Environment and Natural Resources Committee
Ohio Senate

Honorable David Hall, Chairman
Agriculture and Natural Resources Committee
Ohio House of Representatives

Dear Chairman Hite and Chairman Hall:

In accordance with Section 901.22 (F) (1) of the Ohio Revised Code, I am pleased to submit this report on the Clean Ohio Local Agricultural Easement Purchase Program (LAEPP).

Partnerships are the theme of this year's report in recognition of the first full year of implementing the LAEPP, the role of the General Assembly and Governor Kasich in appropriating \$9 million for the biennium and the roles counties, SWCDs and land trusts in monitoring the program's 315 agricultural easements.

2013 marked the pilot funding round under the localized easement purchase program under which the local sponsors play a larger role in negotiating and closing easements with landowners. Seventeen organizations reached out to landowners in 44 counties. We were able to fund the purchase of 29 easements with state funds and more by leveraging federal Farm and Ranch Land Protection Program (FRPP) funds. Ohio ranked #1 nationally in the number of FRPP funded easements in 2013, a credit to our partnership with the Natural Resources Conservation Service. The new program is explained in the YouTube video titled Farmland Forever: <http://www.youtube.com/watch?v=4M1ezvN9Qy8>

Our most important partnership is with Ohio landowners. The Farmland Preservation Program acts as an economic development program for small and medium-sized agricultural producers. Funds from the purchase of these easements are invested in the local economy by landowners who purchase additional farm ground or new equipment, pay off debt, add conservation practices, expand farm operations, purchase an annuity or use the funds for other expenses. The LAEPP is an investment in Ohio agriculture and rural communities.

Sincerely,

David T. Daniels
Director



Serving Farmers and Protecting Consumers Since 1846



Ohio Department
of Agriculture
Office of Farmland
Preservation



Farmland Preservation Report

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Cover Photo: The Thomas family currently farms 815 acres near Baltimore in Fairfield County, Ohio and has permanently protected 141 of those acres. Pictured (left to right): Jason, Tucker and Mike Thomas.

Food and agriculture contributes \$105 billion to the state's economy and employs around 1 in 7 Ohioans. Agriculture is a land-based industry. Preserving farmland is critical to maintaining this industry, which is the foundation of our state.

Artist: Jim Glover, Golden Glow, jimgloverart.com

Ohio Department of Agriculture

The mission of the Ohio Department of Agriculture is to provide regulatory protection to producers, agribusinesses, and the consuming public; to promote Ohio agricultural products in domestic and international markets; and to educate the citizens of Ohio about our agricultural industry.

Mission Statement

Agricultural Easement Program Overview

Since its beginning in 1999, the Ohio Department of Agriculture, through all its agricultural easement programs has permanently protected farms in 54 counties as of December 31, 2013.

Total Acres Preserved: 54,212

Office of Farmland Preservation

Partners with landowners, local governments, Soil and Water Conservation Districts, and land trusts to permanently preserve Ohio farms in agricultural production, strengthening Ohio's number one industry -- food and agriculture.

Mission Statement

Roles of the Office of Farmland Preservation

- o Administers the Agricultural Easement Purchase Program, the Agricultural Easement Donation Program and the Agricultural Easement Donation Partnership Program.
- o Educates local governments and the general public about the need to protect Ohio's farmland;
- o Monitors and enforces existing agricultural easements;
- o Provides technical assistance to farmers and local officials in implementing Ohio's Agricultural Security Area (ASA) program.

Ohio Farmland Preservation Map

Includes Agricultural Easements held by ODA and Agricultural Security Areas



This map includes all finalized easements as of December 31, 2013

Program	No. of Farms	Acres
Clean Ohio Agricultural Easement Purchase Program	239	43,956
Ohio Agricultural Easement Donation Program	62	7,316
Tobacco Agricultural Easement Purchase Program (2002)	14	2,940
TOTAL	315	54,212
Ohio Agricultural Security Areas*	41	32,138.09

Ohio's Preservation Tools

Local Agricultural Easement Purchase Program (LAEPP)

The LAEPP provides funding to landowners who volunteer to sell an agricultural easement on their farm to the Ohio Department of Agriculture. The easement ensures the land will remain permanently in agricultural production. Easements are purchased for up to 75% of the points-based appraised agricultural value of the land with a cap of \$2000 per acre and \$500,000 per farm. To apply, properties must be a minimum of 20 acres (if adjacent to permanently protected land). The average farm accepted under this highly competitive program is 120 acres in size with an average easement payment of \$1000 per acre. The donated value may have tax advantages. County and township governments must agree to the proposed easement, ensuring that the easement is located in an area the local government supports remaining in agriculture and food production, the state's # 1 industry. Prior to 2013, the program was known as the Agricultural Easement Purchase Program or AEPP. The LAEPP was designed to give more responsibility and control over the easement purchase process to the local sponsors.

In the 2013 LAEPP pilot funding round, 17 local sponsor organizations (counties, Soil & Water Conservation Districts and land trusts) covering 46 counties were certified to operate land owner easement application process between May and July. Each local sponsor was allocated a portion of the \$2.7 million available in Clean Ohio Conservation bond funds on the basis of their experience and capacity to manage and monitor agricultural easements. In August, 29 of the 87 applications were approved for funding. All sponsors were expected to seek matching Federal Farm and Ranch Land Protection funds. If successful, and including the local match, the total used to purchase easements during the pilot round would be \$10,799,988.

A second round of funding, with \$6 million in state funds available, began October 1, 2013 when applications for certified local sponsors were again solicited and accepted. On December 9, 2013, ODA announced that 18 certified local sponsors representing 49 counties would receive between \$174,000 and \$665,000 each depending on organizational experience and the average farm size and value in the area served by that organization. Under the 2014 Farm Bill, the funds will be matched by Agricultural Conservation Easement Program funds, potentially returning a total of \$18 million to rural Ohio communities. Landowner applications for this round will be accepted from January – April with awards made in June 2014.

Agricultural Easement Donation Partnership Program (AEDPP)

Like the Agricultural Easement Purchase Programs, this program offers landowners an opportunity to ensure that their land will remain forever in agricultural production, however, in this case the landowner volunteers to donate the agricultural easement. While the donation may have beneficial tax consequences, landowners act out of a heartfelt commitment to keeping their land in farming. The AEDPP, which was new in 2012, offered an opportunity for local sponsors to be reimbursed by ODA for the cost of closing the easement. As of December 31, 2013, the Office of Farmland Preservation had received 62 donated agricultural easement totaling 7,316 acres in 24 counties.

Agricultural Security Areas (ASA)

This program is a tool that promotes farmland retention by creating areas of at least 500 contiguous acres for ten year periods in which agriculture is protected and recognized by local government officials. ASA benefits include protection from non-agricultural assessments and potential tax benefits for new on-farm investments. ASAs may be renewed. The Office of Farmland Preservation provides technical assistance to landowners and local officials interested in setting up an ASA.

AEPP Easements Purchased

January 1, 2013 – December 31, 2013

Landowner	County	Acreage	Purchase Price
Edwards	Ashland	78.14	\$70,640.00
Steward (Crestview Ridge Farms, LLC)	Ashland	182.56	\$154,610.00
Stickney	Clark	400.11	\$295,489.00
Bratton	Fulton	76.00	\$85,668.00
McDonnall	Fulton	97.63	\$120,492.00
Lanning	Knox	70.34	\$82,472.00
Simpson	Knox	108.91	\$135,005.00
Deering	Licking	63.55	\$110,648.00
Dorsey*	Licking	341.57	\$281,335.00
Laymon	Licking	62.51	\$108,017.00
Babitt	Lorain	211.20	\$158,544.00
Stewart	Madison	543.60	\$500,000.00
Dorsey*	Muskingum	55.00	---
Pugh	Portage	72.24	\$56,726.00
Voge	Preble	73.60	\$132,632.00
Daron	Richland	154.00	\$146,346.00
Toledo Alfalfa Mills, Inc.	Sandusky	306.54	\$274,541.00
Burks	Seneca	74.14	\$82,290.00
C.B.M. Farms, Inc.	Seneca	207.38	\$230,696.00

Total 19 easements **3,179.02** **\$3,026,151.00**

*denotes multi-county easement



Ohio Agricultural Security Area (ASA) Program

Since the ASA program began in 2005, the Office of Farmland Preservation has provided technical assistance on 41 applications, covering a total of 32,138.09 acres of farmland.

County	Acres	Year
Clark & Greene	503.27	2006
Clark	604.59	2006
Clark	593.60	2006
Clark	548.50	2006
Clark	1,352.22	2006
Clark	735.30	2006
Clark	978.51	2006
Greene	1,299.43	2006
Fulton	554.05	2006
Logan	655.07	2006
Madison	913.84	2006
Tuscarawas	572.28	2007
Logan	36.85	2007
Preble	659.28	2007
Logan	1,491.80	2008
Portage	506.14	2008
Clark	580.33	2008
Greene	609.39	2008
Fairfield	1,171.75	2008
Wayne	522.71	2008
Seneca	917.70	2008
Butler	794.46	2008 & 2013
Wayne	659.02	2008
Montgomery	506.00	2009 & 2012
Wayne	536.20	2009
Clark	1,022.65	2010
Ashland	660.05	2010
Ashland	613.99	2010
Ashland	633.65	2010
Ashland	534.96	2010
Ashland	532.42	2010
Ashland	615.92	2010
Ashland	520.99	2010
Warren	605.43	2010
Clark & Champaign	1,102.21	2010
Wayne	1,663.67	2010
Wayne	2,087.54	2011
Madison	543.59	2011
Montgomery	682.34	2011
Mercer	512.00	2012
Clark, Greene, & Madison	804.41	2012
ASA Total Acreage:	32,138.09	

Ohio Farmland Preservation Advisory Board Members

John Schlichter (Non-Voting), Chairman

Deputy Director, Ohio Department of Agriculture
Term: Ongoing

Brian Williams, Vice Chair

Representing: Non-Profit Organizations
Mid-Ohio Regional Planning
Commission
Term: 1/01/14 – 12/31/16

Timothy Lynch

Representing: Township Trustees
Liberty Township, Seneca County
Term: 4/30/12 – 12/31/15

John Detrick

Representing: County Commissioners
Clark County Board of Commissioners
Term: 1/01/14 – 12/31/16

Thomas Mazur

Representing: Planning Interests
Lima-Allen County Regional Planning Commission
Term: 1/01/13 – 12/31/15

Peggy Kirk Hall

Representing: The Ohio State
University
Agricultural & Rural Law Program
Term: 5/31/12 – 12/31/14

Jay Rausch

Representing: Soil and Water Conservation
Interests
Union Soil and Water Conservation District
Term: 1/01/14 – 12/31/16

Lucille L. Hastings

Representing: Northeast Ohio Farmers
Term: 1/01/12 – 12/31/14

Roger Rhonemus

Representing: Southwest Ohio Farmers
Term: 1/01/12 – 12/31/14

Dean LaRue

Representing: Southeast Ohio Farmers
Term: 1/01/14 – 12/31/16

Kurt Updegraff

Representing: Development Interests
Resigned 12/1/13
Term: 1/01/13 – 12/31/15

Joe Logan

Representing: Environmental Interests
Ohio Environmental Council
Term: 1/01/13 – 12/31/15

John Watkins

Representing: Northwest Ohio Farmers
Term: 8/01/13 – 12/31/15

Office of Farmland Preservation Staff

Denise Franz King, Executive Director

Amanda Y. Bennett, Program Manager

Jody Bowen, Program Administrator

Interns (pictured right): Jake Parkinson, Stephanie Estell, Brittani Baldner-Hill



Three interns gained new skills and improved the organizational efficiency of the Office of Farmland Preservation in 2013. Pictured (left to right): Jake Parkinson from Lakewood School District in Licking County, Stephanie Estell from Reynoldsburg School District in Franklin County, and Brittani Baldner-Hill from The Ohio State University, Wooster.

County Evaluation of Clean Ohio AEPP: January 1 to December 31, 2013

County	Approx. Land Area*	Acres in current agricultural use**	Acres Preserved for agricultural use in preceding year through AEPP Program	Avg. cost per acre of AEPP land preserved for agricultural use in preceding year ***
Adams	373,337	262,247		
Allen	257,597	195,868		
Ashland	270,689	210,431	260.70	\$864.02
Ashtabula	449,244	185,468		
Athens	322,287	119,189		
Auglaize	256,888	218,822		
Belmont	340,562	119,432		
Brown	313,374	254,662		
Butler	299,048	138,313		
Carroll	252,555	160,019		
Champaign	274,333	237,456		
Clark	253,818	177,211	400.11	\$738.52
Clermont	289,592	140,083		
Clinton	261,559	219,319		
Columbiana	340,429	172,106		
Coshocton	360,908	221,266		
Crawford	257,144	224,376		
Cuyahoga	292,519	2,184		
Darke	382,780	345,004		
Defiance	263,332	224,948		
Delaware	283,579	164,814		
Erie	160,971	97,392		
Fairfield	322,835	216,394		
Fayette	260,069	237,019		
Franklin	340,587	73,474		
Fulton	259,485	222,706	173.63	\$1187.35
Gallia	298,579	147,923		
Geauga	256,106	74,085		
Greene	264,782	172,056		
Guernsey	334,021	162,351		
Hamilton	259,783	27,271		
Hancock	340,071	281,190		
Hardin	301,064	275,805		
Harrison	257,498	136,614		

Chart
continued

County	Approx. Land Area*	Total number of acres in current agricultural use**	Acres Preserved for agricultural use in preceding year through AEPP Program	Avg. cost per acre of AEPP land preserved for agricultural use in preceding year ***
Henry	266,249	241,608		
Highland	354,014	271,788		
Hocking	269,650	62,782		
Holmes	270,359	207,785		
Huron	314,544	269,328		
Jackson	268,995	107,913		
Jefferson	262,004	110,994		
Knox	336,319	259,076	179.25	\$1213.26
Lake	146,267	17,087		
Lawrence	290,169	120,653		
Licking	437,024	262,541	467.63	\$985.78
Logan	293,399	243,511		
Lorain	314,311	143,549	211.20	\$750.68
Lucas	217,724	64,888		
Madison	298,744	265,545	543.60	\$919.79
Mahoning	263,125	110,636		
Marion	258,428	211,043		
Medina	269,679	126,177		
Meigs	275,239	86,937		
Mercer	295,969	265,745		
Miami	260,205	204,496		
Monroe	291,545	152,387		
Montgomery	295,371	109,417		
Morgan	266,512	140,801		
Morrow	259,893	194,684		
Muskingum	425,371	233,789	55.00	\$709.42
Noble	254,733	99,030		
Ottawa	163,146	101,703		
Paulding	266,518	242,687		
Perry	261,076	117,631		
Pickaway	320,851	268,478		
Pike	281,774	198,174		
Portage	312,860	120,466	72.24	\$785.24
Preble	271,429	230,117	73.60	\$229.25
Putnam	308,817	285,968		
Richland	316,973	209,768	154.00	\$950.30
Ross	440,596	313,773		
Sandusky	261,478	208,974	306.54	\$895.61
Scioto	390,530	210,232		

Chart
continued

County	Approx. Land Area*	Total number of acres in current agricultural use**	Acres Preserved for agricultural use in preceding year through AEPP Program	Avg. cost per acre of AEPP land preserved for agricultural use in preceding year ***
Seneca	352,654	312,596	281.52	\$1111.77
Shelby	260,930	223,050		
Stark	368,182	146,525		
Summit	264,171	20,602		
Trumbull	395,084	138,814		
Tuscarawas	363,226	239,340		
Union	276,266	223,217		
Van Wert	261,920	244,423		
Vinton	263,911	68,444		
Warren	255,574	126,251		
Washington	404,463	183,705		
Wayne	355,190	264,305		
Williams	269,446	227,234		
Wood	395,013	320,271		
Wyandot	260,480	230,806		
TOTAL	26,149,825	16,179,243	3,179.02	

*Approx. land area data from the USDA, National Agricultural Statistics Service 2007 Census.

**2013 CAUV Acres report from the Ohio Dept. of Taxation published January 2014.

***The Clean Ohio AEPP has a limit of \$2,000 per acre and \$500,000 per farm. The landowner is required to donate a minimum of 25% and/or local sponsor can provide a cash contribution of at least 25% of the points-based appraisal. The landowner and/or local sponsor have the option of donating a higher percent. In addition, some farms have received and accepted only partial payments to their farms due to the program's limit of \$500,000 per county and the limited funding available in each program year.

Ohio Department of Agriculture
Office of Farmland Preservation
Clean Ohio Fund

2013 Local Agricultural Easement Purchase Program (LAEPP)
Local Sponsor Certification Funding Summary

Local Sponsor	Counties Applied			Final LAEPP Award Total	Potential FRPP*
Appalachia Ohio Alliance	Franklin	Hocking	Pickaway	\$ 221,314	\$ 663,941
Black Swamp Conservancy	Fulton	Sandusky	Seneca	\$ 254,320	\$ 762,961
	Wood				
Clinton County Open Lands	Clinton			\$ 110,432	\$ 331,295
Fairfield County Commissioners	Fairfield			\$ 131,742	\$ 395,226
Killbuck Watershed Land Trust	Ashland	Wayne		\$ 157,578	\$ 472,734
Lake County SWCD	Lake			\$ 107,216	\$ 321,649
Licking County SWCD	Licking			\$ 138,172	\$ 414,517
Madison County Commissioners	Madison			\$ 199,067	\$ 597,202
Montgomery County SWCD	Montgomery			\$ 128,370	\$ 385,110
Ohio Valley Conservation Coalition	Gallia	Jackson	Lawrence	\$ 136,683	\$ 410,048
Philander Chase and Owl Creek Conservancy	Knox			\$ 141,753	\$ 425,260
Southern Ohio Farmland Preservation Assoc.	Adams	Brown	Clermont	\$ 183,360	\$ 550,080
	Highland				
Tecumseh Land Trust	Clark	Greene		\$ 215,041	\$ 645,123
Three Valley Conservation Trust	Butler	Montgomery	Preble	\$ 223,829	\$ 671,487
West Central Ohio Land Conservancy	Allen	Mercer		\$ 135,493	\$ 406,478
Western Reserve Land Conservancy	Ashland	Ashtabula	Columbiana	\$ 215,626	\$ 646,879
	Erie	Geauga	Huron		
	Lake	Lorain	Mahoning		
	Medina	Portage	Richland		
	Stark	Summit	Trumbull		
	Wayne				

Total: 17

Total: 46

Total \$ 2,699,997 \$ 8,099,991

Potential Total \$ 10,799,988

* USDA - Natural Resources Conservation Service (NRCS) - Farm and Ranch Lands Protection Program (FRPP)

**Ohio Department of Agriculture
Office of Farmland Preservation**

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