



Ohio | Department of
Agriculture

Office of Farmland Preservation

Annual Report
July 1, 2010

Governor Ted Strickland Lt. Governor Lee Fisher
Director Robert J. Boggs





**Department of
Agriculture**

Governor Ted Strickland • Lt. Governor Lee Fisher
Director Robert J. Boggs

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July 1, 2010

I am pleased to present the following annual report on Ohio's farmland preservation efforts. This narrative provides an overview of the three programs that Ohio uses to protect farmland – the Clean Ohio Agricultural Easement Purchase Program, the Ohio Agricultural Easement Donation Program and Agricultural Security Areas.

Since the inception of these preservation programs, Ohio has realized great success. Ten years ago Ohio had zero preserved agricultural acres. Today the state has more than 40,000. Due to the success and popularity of the Clean Ohio Fund, the state's Office of Farmland Preservation is now able to double its preservation ability. This effective tool helped the state preserve approximately 6,279 acres in 2009, compared to 3,191 acres in 2008. With the help of local, state and federal entities working together and continued landowner interest, Ohio's preservation numbers will continue to grow.

Land is the heart of agriculture and the basic ingredient of our past, present and future agricultural success. Work to secure agricultural land for the next generation is critical to maintaining the state's top industry – food and agriculture – and all of the economic, social and environmental benefits it provides. As Ohio moves toward current trends of renewable, green energy and consuming locally grown foods, the need for viable farmland is becoming even more imperative.

Ohio must stay steadfast and combat the loss of approximately 343 acres of farmland each day. The farmland preservation effort relies on the collaboration among federal, state and local entities working together with interested farmland owners toward a common goal of protecting a valuable natural resource. The department is proud of the work that has been accomplished over the past year and looks forward to another productive year.

Sincerely,

Robert J. Boggs, Director
Ohio Department of Agriculture





Department of
Agriculture

Office of Farmland
Preservation

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Farmland Preservation Report

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Office of Farmland Preservation

To preserve and protect Ohio's viable farmland for future agricultural use and to educate and partner with the public, governments, and communities.

Mission Statement

Roles of the Office of Farmland Preservation

- o Administers the Clean Ohio AEPP and AEDP;
- o Educates the public, existing agencies and organizations about the need to protect Ohio's farmland;
- o Ensures continued monitoring of agricultural easement acquisitions;
- o Provides technical assistance to farmers and local officials in implementing Ohio's Agricultural Security Area (ASA) program.

Agricultural Easement Program Overview

Since 1999, the Ohio Department of Agriculture (ODA), through its three agricultural easement programs – the Clean Ohio Agricultural Easement Purchase Program (AEPP), the Ohio Agricultural Easement Donation Program (AEDP), and the Tobacco Agricultural Easement Purchase Program of 2002 – has permanently preserved 235* farms across Ohio.

Total Acres Saved: 42,400.58

**Includes pending offers as of April 13, 2010.*

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

Ohio Preserved Farmland



This map includes AEPP pending offers, as of June 3, 2010

Program	No. of Farms	Acres
Clean Ohio AEPP	172	33,460.37
Ohio AEDP	49	5,999.85
Tobacco Agricultural Easement Purchase Program (2002)	14	2,940.36
TOTAL	235	42,400.58
* Ohio Agricultural Security Areas	36	27,455.26

Ohio's Preservation Tools

Clean Ohio Agricultural Easement Purchase Program (AEPP)

The Clean Ohio AEPP provides funding to farmland owners for placing an agricultural easement on their property which will ensure the land remains in agriculture. Monies are issued for up to 75 percent of the points-based appraised value of a farm's development rights. A payment cap is set at \$2,000 per acre, with a maximum of \$500,000 per farm. All easement transactions are recorded on the property deed and transfer with the land to successive owners.

Governor Strickland and the General Assembly's Bipartisan Jobs Stimulus Plan, a \$1.57 billion investment in Ohio's economy and infrastructure, includes a \$400-million bond continuation of the Clean Ohio Fund. The fund, similar to its original form in 2001, preserves farmland, creates recreational trails, conserves greenspace, and revitalizes brownfields. It allocates \$25 million, divided over four years beginning in 2009, to purchase agricultural easements on productive farmland from willing landowners.

Ohio Agricultural Easement Donation Program (AEDP)

The AEDP is a tool for landowners to protect their farm's soils, natural resource features, and scenic open space. Under the AEDP program, landowners have the opportunity to donate easement rights on viable farmland to the Ohio Department of Agriculture. The department assures the land remains in agricultural use forever. There are no stewardship fees or costs to the farmland owner for donating the easement to ODA. All easement transactions are permanent, recorded on the property deed and will transfer with the land to successive owners. Landowners may also find financial benefits associated with easement donations.

Ohio Agricultural Security Area (ASA) Program

The ASA program is a tool that promotes agricultural retention by creating special areas in which agriculture is encouraged and protected. ASAs provide certain benefits to farmers, including protection from non-agricultural development, a critical mass of land to help keep farming viable, and possible tax benefits for investing in new real-agricultural property. The ASA program authorizes one or more landowners, with at least 500 acres of contiguous farmland, to request enrollment into an ASA for a 10-year period from the boards of county commissioners and township trustees.

Land enrolled in an ASA must be within a county's agricultural district. The voluntary ASA enrollment request is made through boards of township trustees and county commissioners. The Office of Farmland Preservation provides technical assistance to farmers and local officials in utilizing ASAs.

Clean Ohio Agricultural Easement Purchase Program (AEPP)

During the reporting period July 1, 2009 to June 30, 2010, a total of 19 AEPP easements were purchased. These easements permanently preserved 3,964.65 acres. Since its inception, the Clean Ohio AEPP has preserved a total of 172 farms in 34 counties totaling 33,460.37 acres*.

With a fixed amount of funding available each round, the AEPP program is highly-competitive. Overall, the program's funding has enabled the state to protect about 8.6 percent of applicants.

In addition, since 2002, the United States Department of Agriculture through the Farm and Ranch Lands Protection Program has pledged nearly \$14 million in matching grant funds to further the Clean Ohio AEPP's mission.

Broadwater Farm, 2009 Clean Ohio AEPP, 80.09 acres, Lake County

**Includes pending offers as of July 1, 2010.*

AEPP Easements Purchased

July 1, 2009 - June 30, 2010

Landowner	County	Acreage	Purchase Price
Fulk	Ashland	130.08	\$118,857.00
Thompson	Ashtabula	298.72	\$167,395.00
Schlichter	Butler	159.0	\$281,250.00
Harbage	Clark	774.11	\$364,477.00
Roberts	Clark	290.61	\$205,421.00
Gallagher	Fulton	263.88	\$267,298.00
Lang	Holmes	167.12	\$146,835.00
Morey	Knox	156.1	\$136,876.00
Petkosek	Lake	64.48	\$118,402.00
Winner	Logan	639.45	\$500,000.00
Johnson	Marion	179.6	\$75,829.00
Franz	Morrow	87.07	\$129,928.00
Luckay	Portage	43.62	\$65,748.00
Tapalman	Preble	300.46	\$500,000.00
Burks	Seneca	152.63	\$186,515.00
Kepner	Trumbull	91.0	\$65,173.00
Wertemberger	Wayne	75.39	\$66,660.00
Allomong	Williams	50.0	\$3,124.00
Haines	Wood	41.33	\$45,051.00

Total: 3,964.65

\$3,444,839.00

Number of AEPP easements purchased: 19
Total number of acres permanently preserved: 3,964.65

Total number of AEPP easements: 172*
Total acres permanently preserved: 33,460.37*

**Includes pending offers as of June 3, 2010*

County Evaluation of Clean Ohio AEPP: June 30, 2009 to July 1, 2010

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 ***	Total AEPP Acres Preserved (incl. pending offers)/Total acres preserved through AEPP, AEDP, and Tobacco Program
Adams	373,337	261,763			0/478.88
Allen	257,597	197,516			
Ashland	270,689	209,071	130.08	913.72	1,086.96/1,086.96
Ashtabula	449,244	183,728	298.72	560.37	828.62/998.6
Athens	322,287	115,318			
Auglaize	256,888	219,357			0/100.0
Belmont	340,562	113,327			
Brown	313,374	252,723			0/550.27
Butler	299,048	137,387	159.0	1,768.87	1,343.23/1,343.23
Carroll	252,555	158,763			0/323.24
Champaign	274,333	233,910			321.34/321.34
Clark	253,818	174,515	1,064.72	535.26	5,518.35/5,635.19
Clermont	289,592	137,624			0/41.85
Clinton	261,559	217,959			
Columbiana	340,429	167,667			0/60.0
Coshocton	360,908	213,832			
Crawford	257,144	227,858			0/53.23
Cuyahoga	292,519	2,326			
Darke	382,780	345,449			
Defiance	263,332	225,431			278.85/278.85
Delaware	283,579	165,341			0/130.64
Erie	160,971	97,332			
Fairfield	322,835	215,361			1,699.41/1,699.41
Fayette	260,069	234,944			
Franklin	340,587	72,563			0/89.89
Fulton	259,485	224,085	263.88	1,012.95	3,245.52/3,694.39
Gallia	298,579	141,640			231.29/231.29
Geauga	256,106	70,083			201.0/201.0
Greene	264,782	169,805			2,495.84/2,495.84
Guernsey	334,021	177,036			
Hamilton	259,783	28,484			
Hancock	340,071	282,704			
Hardin	301,064	276,533			0/46.19
Harrison	257,498	127,130			
Henry	266,249	242,749			79.2/79.2

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 ***	Total AEPP Acres Preserved (incl. pending offers)/Total acres preserved through AEPP, AEDP, and Tobacco Program
Highland	354,014	273,769			0/481.62
Hocking	269,650	65,316			
Holmes	270,359	206,565	167.12	878.62	324.32/324.32
Huron	314,544	269,804			137.48/137.48
Jackson	268,995	106,654			
Jefferson	262,004	106,715			
Knox	336,319	258,484	156.1	876.85	1,395.34/1,640.9
Lake	146,267	17,437	64.48	1,836.26	144.53/144.53
Lawrence	290,169	117,029			
Licking	437,024	249,709			559.16/1,522.37
Logan	293,399	243,790	639.45	781.92	905.89/1,477.18
Lorain	314,311	143,131			948.79/948.79
Lucas	217,724	64,783			124.0/124.0
Madison	298,744	264,271			1,053.9/1,053.9
Mahoning	263,125	107,454			0/109.81
Marion	258,428	211,504	179.6	422.21	335.1/335.1
Medina	269,679	126,325			
Meigs	275,239	84,671			
Mercer	295,969	266,168			
Miami	260,205	204,349			679.48/679.48
Monroe	291,545	151,395			
Montgomery	295,371	108,768			1,435.95/1,435.95
Morgan	266,512	140,540			
Morrow	259,893	194,716	87.07	1,492.22	87.07/1,261.84
Muskingum	425,371	228,377			
Noble	254,733	97,921			
Ottawa	163,146	105,389			
Paulding	266,518	242,602			
Perry	261,076	112,937			
Pickaway	320,851	268,917			
Pike	281,774	196,379			
Portage	312,860	119,248	43.62	1,507.29	970.14/970.14
Preble	271,429	230,192	300.46	1,664.12	2,642.22/2,642.22
Putnam	308,817	286,520			
Richland	316,973	208,726			
Ross	440,596	313,894			0/619.44
Sandusky	261,478	212,315			201.0/201.0
Scioto	390,530	205,314			0/997.09

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 ***	Total AEPP Acres Preserved (incl. pending offers)/Total acres preserved through AEPP, AEDP, and Tobacco Program
Seneca	352,654	313,054	152.63	1,222.01	2,005.04/2,005.04
Shelby	260,930	223,766			0/122.1
Stark	368,182	162,915			
Summit	264,171	19,741			
Trumbull	395,084	136,370	91.0	716.19	548.7/798.03
Tuscarawas	363,226	238,230			
Union	276,266	232,068			0/391.65
Van Wert	261,920	244,642			
Vinton	263,911	73,217			
Warren	255,574	124,286			428.57/428.57
Washington	404,463	180,857			
Wayne	355,190	262,701	75.39	884.20	1,112.74/1,447.21
Williams	269,446	227,995	50.0	62.48	50.0/120.0
Wood	395,013	322,022	41.33	1,090.03	41.33/41.33
Wyandot	260,480	231,619			
TOTAL	26,149,825	16,126,876			33,460.37/42,400.58

*Approx. land area data from the 2007 Census of Agriculture, USDA, National Agric. Statistics Service

**2009 CAUV Acres report from the Ohio Dept. of Taxation

***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.



The Smith family of Fairfield County preserve their farm through the AEPP program. Pictured (left to right): Kristin A. Jensen, Executive Director; Dixie Smith; Howard Smith; Steve Miller, Fairfield Soil and Water Conservation District. Seated: Mike Kiger, Fairfield County Commissioner.

Ohio Agricultural Easement Donation Program (AEDP)

For the reporting period July 1, 2009 to June 30, 2010, the following donations were finalized:

Landowner	County	Acres
Stoll, R. & L.	Logan	28.37
Stoll, W. & B.	Logan	34.93
Stoll, W. & B.	Logan	282.41
Willson Trusts	Fulton	55.08
Willson Trusts	Fulton	65.00

Number of AEDP easements: 49
Total acres permanently preserved: 6,000

From 1999 through July 1, 2010, Ohio's Office of Farmland Preservation has received 49 donated agricultural easements totaling 6,000 acres in 22 counties. The donation program continues to appeal to farmers who wish to protect their land from development.

Tobacco Agricultural Easement Purchase Program

The Tobacco Agricultural Easement Purchase Program was a one-time partnership in 2002 between the Ohio Department of Agriculture, the Southern Ohio Agricultural and Community Development Foundation (SOACDF), and five local Soil and Water Conservation Districts (SWCDs). Under the program, the SOACDF paid landowners \$500 for each acre donated as an agricultural easement to the department. Total payments of nearly \$1.5 million were made by SOACDF. The SWCDs agreed to monitor the easements for the department for 10 years.

Number of Tobacco Program easements: 14
Total acres permanently preserved: 2,940.36

Ohio Agricultural Security Area (ASA) Program

Since the ASA program began in 2005, the Office of Farmland Preservation has provided technical assistance on 36 applications, covering a total of 26,951.99 acres of farmland.

County	Acres
Ashland	4,111.98
Butler	678.96
Clark	6,415.70
Clark and Champaign	1,102.21
Clark and Greene	503.27
Fairfield	1,171.75
Fulton	554.05
Greene	1,908.82
Logan	2,883.72
Madison	913.84
Montgomery	568.54
Portage	506.14
Preble	659.28
Seneca	917.70
Tuscarawas	572.28
Warren	605.43
Wayne	3,381.60

Number of ASA agreements: 36

Total acres enrolled
in ASAs: 27,455.26

Year in Review

Farmland Advisory Board

May 2010

Board members listened to public comments, discussed the 2010 applications and the application process and finalized the funding methodology for the latest round of the Clean Ohio AEPP.

203 Applications Received for the 2010 Clean Ohio AEPP

April 2010

The Office of Farmland Preservation received applications from 203 Ohio families for the ninth funding round of the Clean Ohio AEPP. Director Boggs is reviewing applications and with the assistance of the Ohio Farmland Preservation Advisory Board will make agricultural easement offers mid-July.

2010 Midwest Land Conservation Conference

The annual multi-state regional meeting for the Land Trust Alliance was held in Columbus, April 15-17. Office of Farmland Preservation was a sponsor, and staff participated in the event, attending sessions on land stewardship solutions, strategic conservation planning, conservation permanence, managing easements in perpetuity, preserving local food systems, and more. Staff also maintained a display for conference attendees.

Clean Ohio AEPP Information Tour

February 2010

During Jan. and Feb., multiple informational sessions were held across the state concerning the release of the 2010 Clean Ohio AEPP application. Meetings featured a presentation by the department's farmland preservation staff as well as testimony from landowners who have participated in the program. Meeting attendees also had the opportunity to discuss the program with local partnering organizations, including the tax advantages involved. A special meeting exclusively for local sponsors was held at the department to train interested parties on the online application and the easement purchase process.

Ohio Township Association Winter Conference and Trade Show

To educate and update township trustees and their staff on the programs of the Office of Farmland Preservation, the office hosted a booth at the three-day trade show. Staff was on hand to provide information and answer questions during the event, Feb. 17-19.

OFSWCD 67th Annual Meeting

January 2010

Farmland Preservation staffed an information table at the Ohio Federation of Soil and Water Conservation Districts 67th Annual Meeting. Farmland Preservation materials and information were provided to SWCD personnel from across the state, January 16 & 17.

2010 Clean Ohio AEPP Online Application

On Jan. 26, the Ohio Department of Agriculture's Web site opened the 2010 Clean Ohio AEPP online application. The applications, due by April 26, are used by the department to evaluate and purchase agricultural easements in efforts to preserve the state's farmland. The program is supported by the Clean Ohio Fund, which was continued overwhelmingly by Ohio voters in November 2008. In its ninth year of funding, it will distribute \$6.25 million to farmland owners wanting to keep their land in agricultural use for perpetuity.

December 2009

CCAO/CEAO Annual Winter Conference

As a participant in the County Commissioners' Association of Ohio/County Engineers Association of Ohio trade show, Dec. 7-8, office staff distributed information to county commissioners and other employees and was available to answer questions on farmland preservation programs.

November 2009

COLT Statewide Land Trusts Meeting

Office staff attended the Coalition of Ohio Land Trusts meeting, Nov. 19. COLT members shared news from around the state, discussed policy and program updates, and addressed the future concerning climate change and the carbon market.

10th Annual Ohio Farmland Preservation Summit

On Nov. 5, the Ohio Department of Agriculture Office of Farmland Preservation and the Center for Farmland Policy Innovation, OSU hosted the tenth annual Ohio Farmland Preservation Summit at the Nationwide and Ohio Farm Bureau 4-H Center. More than 200 farmers, landowners, local officials, land trusts, and interested citizens attended the largest annual state farmland preservation summit in the nation.

The theme of the summit was "Planting the Seeds of Future Prosperity." A welcome address was delivered by E. Gordon Gee, President of The Ohio State University, and a video address was presented by Kathleen Merrigan, USDA Deputy Secretary. Concurrent sessions were offered on the topics of preserving the farm business, Ohio's food policy, the 2007 Census of Agriculture, reducing land access barriers, and more. An Ohio Proud Farmers' Market and live music helped mark the special 10-year celebration.

Farmland Advisory Board

Board members met new Office of Farmland Preservation contacts Matt Harbage (NRCS) and Jessica Atleson (Ohio Attorney General's Office). The board reviewed draft results of the ODA/OSU survey of 2002-2007 AEPP participants, and will be provided with the final version when available. Several areas of the AEPP application were discussed and resolved.

September 2009

Ohio Land Use Conference

As a participant, office staff attended the 2009 Ohio State University Extension sponsored daylong conference focused on land-use issues in Ohio. Sessions included information on rural zoning updates, issues in Ohio transportation planning, zoning law and land uses, and state-wide balanced growth program for Ohio.

August 2009

Clean Ohio AEPP Technical Meeting

The Office of Farmland Preservation hosted a technical meeting on August 5, 2009. The meeting provided a public forum for local sponsors and other interested parties to suggest improvements to the AEPP process. Participants had the opportunity to speak directly to the office's new executive director offering opinions, comments, and suggestions to assist in the review of the 2009 AEPP application and funding round. Detailed notes were taken and distributed to the Farmland Preservation Advisory Board members for further review.

Farmland Advisory Board

Among other agenda items, the board discussed the results of the recent 2009 Technical Meeting, the upcoming 2010 AEPP application, and the Farmland Preservation Summit. Funding for the 2010 AEPP will follow the districts delineated by the County Commissioners' Association of Ohio, which was also used for the 2009 funding round distribution.

Ohio Farmland Preservation Advisory Board Members

Kristen A. Jensen, Chair (Non-voting)

Executive Director, Office of Farmland Preservation
Ohio Department of Agriculture
Term: Ongoing

Jill Clark, Vice Chair

Representing: The Ohio State University
Center for Farmland Policy Innovation
Term: 1/01/08 – 12/31/10

Jay Rausch

Representing: Soil & Water Conservation Interests
Union Soil and Water Conservation District
Term: 1/01/08 – 12/31/10

John Detrick

Representing: County Commissioners
Clark County Board of Commissioners
Term: 1/01/08 – 12/31/10

Roger Rhonemus

Representing: Southwest Ohio Farmers
Term: 1/01/09 – 12/31/11

Joe Logan

Representing: Environmental Interests
Ohio Environmental Council
Term: 1/01/10 – 12/31/12

Dean LaRue

Representing: Southeast Ohio Farmers
Term: *5/29/08 – 12/31/10

Lucille L. Hastings

Representing: Northeast Ohio Farmers
Term: 1/01/09 – 12/31/11

Brian Schlatter

Representing: Northwest Ohio Farmers
Term: 1/01/10 – 12/31/12

Thomas Mazur

Representing: Planning Interests
Lima-Allen County Regional Planning
Commission
Term: 1/01/10 – 12/31/12

Kurt Updegraff

Representing: Development Interests
Cheshire Properties, Inc.
Term: *1/1/10-12/31/12

Glenn Myers

Representing: Township Trustees
Perry Township, Richland County
Term: 1/01/09 – 12/31/11

Brian Williams

Representing: Non-Profit Organizations
Mid-Ohio Regional Planning Commission
Term: 1/01/08 – 12/31/10

**Member is serving an unexpired term*