

Office of Farmland Preservation



2014 Annual Report
June 2015



Department of
Agriculture

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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June 1, 2015

Honorable Brian Hill, Chairman
Agriculture & Rural Development Committee
Ohio House of Representatives

Honorable Cliff Hite, Chairman
Agriculture Committee
Ohio Senate

Dear Chairman Hill and Chairman Hite:

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).

This program is carried out in partnership with Ohio landowners and local sponsors. 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. Working through 49 County Commissions, Soil & Water Conservation Districts and land trusts, the Ohio Department of Agriculture now holds easements on 325 farms in 53 counties. We are creating blocks of preserved farms that support Ohio's # 1 industry, food and agriculture. The LAEPP is an investment in Ohio agriculture and rural communities.

For a brief summary of the program and to hear why the program is valuable to an Ohio farmer, please watch the enclosed eight minute "Farmland Forever" video.

Sincerely,

David T. Daniels
Director



Serving Farmers and Protecting Consumers Since 1846



Ohio Department
of Agriculture



Office of Farmland Preservation

Farmland Preservation Report

8995 East Main Street
Reynoldsburg, Ohio
43068

Main Number
614-728-6210

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Cover Photo: The 361-acre Spears family farm in Clark County was preserved in partnership with Tecumseh Land Trust, the Ohio Department of Agriculture and the USDA Natural Resources Conservation Service in 2006.

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.

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.

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 53 counties as of December 31, 2014.

Total Acres Preserved: 55,947

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.

Roles of the Office of Farmland Preservation

- o Administers the Local 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 landowners and local officials in implementing Ohio's Agricultural Security Area (ASA) program.

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. The farm continues to be privately owned and to pay taxes.

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) or 40 acres if they stand alone. 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 2014 LAEPP funding round, 18 local sponsor organizations (counties, townships, Soil & Water Conservation Districts and land trusts) covering 49 counties were certified to operate the landowner easement application process between January and April. Each local sponsor was allocated a portion of the \$6.1 million available in Clean Ohio Conservation bond funds on the basis of their experience and capacity to manage and monitor agricultural easements. In June, 76 of the total 114 applications submitted were approved for purchase (51) or as alternates (25). All sponsors were encouraged to seek federal matching funds. Previously known as Farm & Ranch lands Protection Program (FRPP), the federal program was re-named the Agricultural Land Easement (ALE) program under the 2014 federal Farm Bill. Ohio's allocation under the new farm bill declined from the previous program.

Agricultural Easement Donation Program (AEDP)

Like the Agricultural Easement Purchase Program, 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. As of December 31, 2014, the Office of Farmland Preservation had received 64 donated agricultural easement totaling 7,431 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, 2014 – December 31, 2014

Landowner	County	Acreage	Purchase Price
Dickerson, B	Clark	281.33	\$277,100.00
Wildman, B (168 ac)*	Clark	165.69	\$179,507.00
Willey/Berry, R	Fairfield	132.47	\$221,446.00
Boeck, T	Greene	91.94	\$91,303.00
Wildman, B (135 ac)*	Greene	130.01	\$144,533.00
Bumgardner, T	Madison	452.53	\$500,000.00
Schmitmeyer, K	Mercer	160.00	\$466,333.00
Gregoire	Wayne	196.25	\$264,509.00
Total 8 easements		1,610.22	\$2,144,731.00

*denotes multi-county easement



In 2014, Ohio Department of Agriculture Director David T. Daniels presented Louise Warner and Clyde Gosnell with a Farmland Preservation Ambassador Award for their dedication to farmland preservation in Ohio.

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	736.85	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	

Photo depicts the farm owned by Louise Warner in Pickaway County.

Ohio Farmland Preservation Advisory Board Members

John Schlichter (Non-Voting)
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

Alan Anderson
Representing: County Commissioners
Greene 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

William R. Westbrook
Representing: Development Interests
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



Week old Dorset ewes perch on their mother at the Parkinson farm in Licking County. They are being raised by Jake Parkinson, OSU agriculture major and intern in the Office of Farmland Preservation.

Office of Farmland Preservation Staff

Denise Franz King, Executive Director

Amanda Y. Bennett, Program Manager

Jody Bowen, Program Administrator

Jake Parkinson, Intern

Graciana Wolford, Intern

2014 Ohio Farmland Preservation Advisory Board

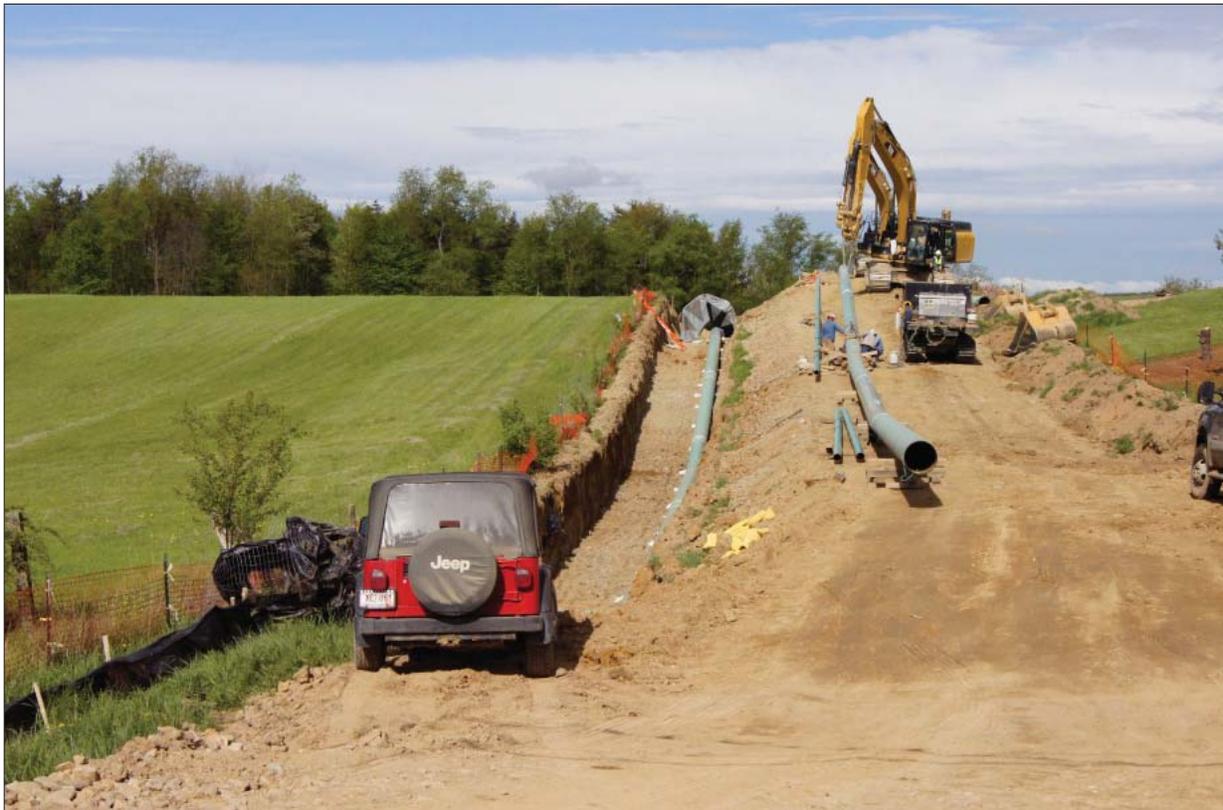


Ohio Farmland Preservation Advisory Board members from left: Thom Mazur, John Detrick, Roger Rhonemus, John Watkins, ODA Deputy Director John Schlichter, Lucille Hastings, ODA Director David T. Daniels, Tim Lynch, William Westbrook, Jay Rausch and Joe Logan.

Farmland Perservation and the Surge in Pipelines to Serve Ohio's Oil and Gas Industry

In 2014, 828 new oil or gas wells were drilled in Ohio compared to 352 the year before. In order to bring those resources to markets, there has been a surge in the number of pipelines proposed. Small , gathering pipelines connect the wells to distribution lines for regional suppliers like East Ohio Gas, and large international pipelines deliver the gas to terminals along the Great Lakes or the Gulf of Mexico. Large pipelines proposed to cross Ohio include the ET Rover, Utopia and Nexus lines.

ODA is working pro-actively with pipeline companies to make them aware of the location of Ohio's preserved farmland easements. A GIS data layer was created to allow the companies to compare their planned routes with the location of agricultural easements. To date, the companies have opted not to cross the easements. In the future, if that is not possible, ODA will work with the landowners, local sponsors and the pipeline companies to write pipeline easement terms that will protect the farm's soils and assure that the land is restored to productivity using standards developed by the ODNR Division of Soil and Water Resources.



A natural gas pipeline is installed across farmland. Photo courtesy of Brett Rodstrom, Western Reserve Land Conservancy.

County Evaluation of Clean Ohio AEPP: January 1 to December 31, 2014

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	373,675	262,892		
Allen	257,599	195,224		
Ashland	270,688	210,971		
Ashtabula	449,238	156,143		
Athens	322,301	117,916		
Auglaize	256,887	218,855		
Belmont	340,563	118,446		
Brown	313,610	252,037		
Butler	298,913	138,143		
Carroll	252,549	160,339		
Champaign	274,348	236,989		
Clark	254,384	178,637	447.02	\$1,021.45
Clermont	289,350	140,558		
Clinton	261,558	218,835		
Columbiana	340,436	172,758		
Coshocton	360,904	223,165		
Crawford	257,143	224,961		
Cuyahoga	292,572	2,184		
Darke	382,794	344,919		
Defiance	263,333	225,031		
Delaware	283,585	164,818		
Erie	161,021	97,186		
Fairfield	322,822	216,229	132.47	\$1,671.67
Fayette	260,068	236,768		
Franklin	340,596	70,346		
Fulton	259,483	222,254		
Gallia	298,579	147,289		
Geauga	256,108	75,613		
Greene	264,788	169,943	221.95	\$1,062.56
Guernsey	334,243	164,095		
Hamilton	259,784	27,572		
Hancock	340,069	280,865		
Hardin	301,059	275,625		
Harrison	257,492	139,180		

Chart continued

County	Approx. Land Area*	Total number of acres in current agricultural use**	Acres Preserved for agricultural use in preceding year through LAEPP Program	Avg. cost per acre of LAEPP land preserved for agricultural use in preceding year ***
Henry	266,246	241,931		
Highland	353,974	271,261		
Hocking	269,649	63,707		
Holmes	270,421	207,987		
Huron	314,557	269,188		
Jackson	268,995	107,209		
Jefferson	261,312	112,066		
Knox	336,324	259,325		
Lake	145,944	17,220		
Lawrence	290,157	120,706		
Licking	436,795	264,278		
Logan	293,397	243,147		
Lorain	314,318	144,604		
Lucas	218,150	64,769		
Madison	298,159	265,242	452.53	\$1,104.90
Mahoning	263,361	110,205		
Marion	258,404	210,784		
Medina	269,691	125,412		
Meigs	275,265	85,910		
Mercer	295,967	265,569	160.00	\$2,914.58
Miami	260,211	203,838		
Monroe	291,661	150,641		
Montgomery	295,396	108,071		
Morgan	266,511	141,737		
Morrow	259,925	194,631		
Muskingum	425,348	236,355		
Noble	254,728	98,964		
Ottawa	163,171	102,586		
Paulding	266,521	242,794		
Perry	261,112	117,796		
Pickaway	320,845	268,304		
Pike	281,780	200,426		
Portage	311,922	120,914		
Preble	271,437	230,009		
Putnam	308,813	285,820		
Richland	316,968	210,052		
Ross	441,080	313,546		
Sandusky	261,411	208,678		
Scioto	390,538	210,939		

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	352,652	312,703		
Shelby	260,913	223,026		
Stark	368,209	147,504		
Summit	264,220	20,846		
Trumbull	395,709	138,208		
Tuscarawas	363,287	239,842		
Union	276,314	223,293		
Van Wert	261,861	244,441		
Vinton	263,910	69,106		
Warren	256,847	125,634		
Washington	404,462	185,419		
Wayne	355,154	264,759	196.25	\$1,347.82
Williams	269,418	227,062		
Wood	395,020	319,944		
Wyandot	260,394	230,455		

TOTAL	26,151,376	16,155,648	1,610.22
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*Approx. land area data from the USDA, National Agricultural Statistics Service 2012 Census .

**2014 CAUV Acres report from the Ohio Dept. of Taxation published January 2015.

***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.



Soybeans are harvested on the 451-acre farm owned by Steven and Deborah Miller in Fairfield County.

Ohio Department of Agriculture
Office of Farmland Preservation
Clean Ohio Fund
2015 Local Agricultural Easement Purchase Program (LAEPP)
Local Sponsor Certification Funding Summary

Local Sponsor	# of Counties Applied	Planned Application Period	Counties Applied			LAEPP Award	Potential ACEP-ALE*
Appalachia Ohio Alliance	6	90 days	Athens Pickaway	Franklin Ross	Hocking Vinton	\$ 218,242	\$ 436,484
Black Swamp Conservancy	6	90 days	Fulton Seneca	Lucas Wood	Sandusky	\$ 658,302	\$ 1,316,604
Champaign County SWCD	1	90 days	Champaign			\$ 167,469	\$ 334,938
Clinton County Open Lands	1	90 days	Clinton			\$ 330,110	\$ 660,220
Elizabeth Township - Miami County	1	90 days	Miami			\$ 168,447	\$ 336,894
Fairfield County Commissioners	1	90 days	Fairfield			\$ 530,100	\$ 1,060,200
Fayette County SWCD	1	90 days	Fayette			\$ 236,603	\$ 473,206
Killbuck Watershed Land Trust	3	90 days	Ashland	Holmes	Wayne	\$ 381,272	\$ 762,544
Lake County SWCD	1	90 days	Lake			\$ 204,403	\$ 408,806
Land Conservancy of Hamilton County	1	90 days	Hamilton			\$ 135,043	\$ 270,086
Licking County SWCD	1	90 days	Licking			\$ 299,568	\$ 599,136
Logan County Land Trust	1	90 days	Logan			\$ 418,976	\$ 837,952
Madison County Commissioners	1	90 days	Madison			\$ 594,841	\$ 1,189,682
Montgomery County SWCD	1	90 days	Montgomery			\$ 176,032	\$ 352,064
Philander Chase - Owl Creek Conservancy	1	90 days	Knox			\$ 211,055	\$ 422,110
Southern Ohio Farmland Preservation Assoc.	2	90 days	Brown	Clermont		\$ 168,332	\$ 336,664
Tecumseh Land Trust	2	90 days	Clark	Greene		\$ 549,674	\$ 1,099,348
Three Valley Conservation Trust	2	90 days	Butler	Preble		\$ 605,001	\$ 1,210,002
Warren County SWCD	1	90 days	Warren			\$ 251,181	\$ 502,362
West Central Ohio Land Conservancy	2	90 days	Allen	Mercer		\$ 370,346	\$ 740,692
Western Reserve Land Conservancy	20	90 days	Ashland Columbiana Holmes Lake Medina Stark Tuscarawas	Ashtabula Erie Huron Lorain Portage Summit Wayne	Carroll Geauga Jefferson Mahoning Richland Trumbull	\$ 409,994	\$ 819,988
Total Local Sponsors: 21			Total Individual Counties: 51			\$ 7,084,991	\$ 14,169,982
							\$ 21,254,973

* USDA - Natural Resources Conservation Service (NRCS) - Agricultural Conservation Easement Program (ACEP-ALE - formerly FRPP)



Brothers check out a new combine at the Hartford Independent Fair in Licking County.

For a landowner's perspective on how Ohio's Farmland Preservation Program benefits producers, please play the enclosed DVD.

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

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