

**2009 Discussion Points  
Clean Ohio AEPP**

- 1.) Step 2, remove “ ‘s Representative/Main Contact” from 4<sup>th</sup> question down
- 2.) Step 3E, define “financial ability”- although the OAC doesn’t define this, is it up to the individual organization to determine costs/resources associate with monitoring? It’s the local sponsor’s discretion?
- 3.) “Large Farm Exception Policy” (at bottom)
- 4.) Step 4, to whom does “I” refer? Place (local sponsor) after the “I” to clarify.
- 5.) 5B and C are confusing for local sponsors- what do we want to know? Ownership interest, overlapping landowner interest, provide example?
- 6.) Step 8, make the parcel number boxes longer
- 7.) Reword the following questions to eliminate the word “you”

<b>11A: Are there any restrictive covenants, leases, or easements on the applicant property:</b>	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
<i>(Maximum Points = 0.0)</i>				
Does the applicant property have a Surface Mining Lease?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Is the applicant property participating in the permanent easement program of the Wetland Reserve Program?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Does the applicant property have a Utility Easement?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Does the applicant property have a Conservation Easement?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Does the applicant property have an Oil or Gas Lease?	<input type="checkbox"/>	Yes	<input type="checkbox"/>	No
Other type of restrictions				
<b>11B: Does the applicant property have existing housing (i.e, homestead, personal residence, or tenant house) on the application farm?</b>				
<i>(Maximum Points = 0.0)</i>				
NOTE: Please see ODA's farmstead policy regarding housing.				
If "Yes", how many?				

- 8.) If the applicant answers yes to the conservation easement or wetland reserve program, there will be another question asking for acreage included, and then those acres will be subtracted from step 19’s #11.
- 9.) Have a disclaimer of what will be required under each question if applicable. Ex: surface mining, “If yes, the landowner will be asked to remove the surface mining lease prior to the closing of the agricultural easement.” (also, oil and gas and utility easement)
- 10.) Step 13- It was suggested that the questions use OAC’s information listed for this section besides “homes,” because we’re trying to gauge sprawl but not sure if “homes” really identifies the main issue:  
“(4) Development pressure. Range fifteen to thirty points. Emphasis for matching grants is placed on farmland faced with potential development pressure that is likely to affect the ability of the farm operator to conduct agricultural activities or cause conversion of the agricultural land to nonagricultural uses. Development factors include, but are not limited to, the following:

(a) Roadway distance from any border of the property to sanitary sewer and water;

(b) Roadway distance to the nearest freeway interchanges;

(c) Application property public roadway frontage;

(d) Development pressure as measured by activity such as an increase in lot splits, well or septic permits, traffic counts, or other indicators determined by the director to accurately measure such pressure.”

- 11.) Step 13 doesn't always treat counties equally since they all treat water lines and their sizes and locations differently. Example: Wayne County doesn't have water lines... it's more of a guessing game as to where they would put them (13B) but Lake and Ashtabula Counties are different.
- 12.) 13E- Should the application measure from the distance of the perimeter of the farm? Should it instead measure from any one point on the farm or perimeter? Perhaps a weighting factor taken from the center proportional to the farm's size. Could this question be based on census data because oftentimes there is development pressure without homes aren't there.
- 13.) 14A- ASAs are such hard work to put together; can the application give more points to farms that are within one? The ASA gets people to start thinking about land preservation. It's a good first step and people are getting more comfortable with ASAs- they're a good tool to start with.
- 14.) 14D- Could a calculator be added so that landowners can see what the different donation percentages look like regarding their specific farm and its worth, instead of waiting until the very end with the points based appraisal?
- 15.) 14E, add "full" ODA offer to the second answer option.
- 16.) 14F, relevance of question, "January 2002"- how does this effect farms that are sold within a family? This question would negatively affect them. Perhaps the question can be changed to just incorporate a certain number of years rather than since 2002. People who have sold or conveyed will never be able to receive these points. It's hard for people to get a mortgage. Maryland made a mistake of having "unlimited" lot splits for family members which not only defeats the purpose of preserving the land but creates mini family neighborhoods even when all those living near cannot be supported by the income of the farm. Perhaps we could use language from the ASA application.
- 17.) Increase points for 14G? Board used other means beyond this question to limit counties and attempt to reach new counties
- 18.) 14G- Some people do not like this question.
- 19.) 16 Instructions, add the following sentence to the instructions, "Answer each question and subquestion even if it is to explain, "Our property does not contain wetlands and therefore this question does not apply to our farm."
- 20.) 17B, certification contact information will have an asterisks, and a space for an email will be added

- 21.) 17C will be added so that the SWCD/NRCS representative can add the acreages for “Nonforested Wetlands Acres, Prime Soils Acres, Forested Wetland Acres, Nonwetland Forests Acres.”
- 22.) Step 19, #11, should add the (excluding easements)
- 23.) Step 19 should print with numbers when “draft printed”
- 24.) Enlarge the “submit” button and indicate that you must submit the hard copy of the application.
- 25.) Step 20, erase redundant sentence, “Any inaccuracies...”
- 26.) Attachment A- according to the OAC rules ODA accepts supporting resolutions from SWCDs in addition to township and county resolutions. This is different from the current wording of the checklist and differs from the donation program and what we have expressed previously to applicants.
- 27.) Indent the last three bullets on section A of the attachment checklist for flow and reading purposes.
- 28.) Attachment B- bullet the items needing to be shown on the map.
- 29.) Attachment I- add “- attach resolution”
- 30.) Add “Attachment J: any other relevant information, such as the (optional) large farm exception letter”
- 31.) 2008 changes to 2009 (except for question 14E)
- 32.) Review Tier 1 Estimator once application questions and changes are set

#### **General Issues:**

1. “In the que”- good projects that may be ready but are without resources to be funded
2. Farms straddling two counties aren’t always treated equally, what is the exact process for a farm on two county lines?
3. Application Handbook with more in-depth information will be created for all local sponsors as a tool to complete applications, answer questions, and to assist those new to the Clean Ohio AEPP application process (2001 handbook will guide information and formatting)

#### **DRAFT Policies and Guidelines:**

1. In regards to the large farm exception policy, is there a way to negotiate the farm into three parcels for the future? Is this “viable”? Or instead of subdividing the farm into two pieces, what about offering the landowner the option of two homesteads?
2. Do only “highest scoring applications” (from OAC) go onto Tier II scoring?
3. Because of the limit of one funded farm per county, very differently scored applications received offers. Does this preserve “intermediate” development pressured areas? Does this help create “viable blocks” of farmland? Many people believe these to be the two core missions of the program. What is the mission, guiding principles, and goals of the Clean Ohio AEPP program? ODA should be more strategic and clear in its mission to preserve farmland.

4. Is the entire Tier I ranking system defeated if we limit the number of easements each year to one per county? These still would be the highest scoring applicants from each county.
5. Could we modify the quadrants to be based upon natural divides like prime soils instead of based upon the number of other applicants in their area? Could we work backwards to think strategically about what types and how much farmland Ohio will need? How many calories will Ohio citizens need to consume in a certain year and then work on making sure that the state is able to self sustain?

**Other Web Changes:**

- 1.) Numbers need to be rotated for ODA Adjusted Land Value, 0% turns to 7%, 7% becomes 15%, and 15% becomes 0%
- 2.) Hancock County needs to be spelled correctly on the Adjusted Land Value sheet
- 3.) On the farm list for local sponsors, an “unsubmit” button will be created for local sponsors to unsubmit and application and resubmit in the case that information has changed. A disclaimer should pop up to ask them if they really would like to “unsubmit” the farm and indicate that the same farm electronic submission must also be the hard copy submission or this is grounds for ODA to invalidate the application.
- 4.) The “clarifications” link on the left sidebar of the application will become a “FAQ” link which will be updated throughout the application process with questions and answers posed to ODA by local sponsors.
- 5.) Front page of application will be the Clean Ohio AEPP Fact Sheet or a welcome letter from Director or Executive Director

**Events surrounding the application release:**

- 1.) One information meeting within each quadrant will be held around the time that the application is released, geared toward farmland owners who may be interested in the program
- 2.) One “mandatory” local sponsor meeting at ODA around the release of the application to go over the details of the application, its changes, and to answer any questions, technical or policy oriented