

Maryland
Agricultural Land
Preservation Foundation
Annual Report
1984

MARYLAND
DEPARTMENT OF AGRICULTURE

HARRY HUGHES
Governor

Wayne A. Cawley, Jr.
Secretary of Agriculture

Hugh E. Binks
Deputy Secretary

MARYLAND AGRICULTURAL
LAND PRESERVATION
FOUNDATION
ANNUAL REPORT
FY 1984

Maryland Department of Agriculture
Harry R. Hughes, Governor
Wayne A. Cawley, Jr., Secretary
Dr. Hugh E. Binks, Deputy Secretary

Maryland Agricultural Land Preservation Foundation
William I. Guy, Chairman
Gerald F. Talbert, Executive Director



Harry Hughes
Governor
Joseph Curran, Jr.
Lt. Governor

Wayne A. Cawley, Jr.
Secretary
Hugh E. Binks
Deputy Secretary

STATE OF MARYLAND
DEPARTMENT OF AGRICULTURE
MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION

The Honorable Harry R. Hughes, Governor
The Honorable Melvin A. Steinberg, President of the Senate
The Honorable Benjamin L. Cardin, Speaker of the House

Gentlemen:

The Maryland Agricultural Land Preservation Foundation is pleased to submit its sixth Annual Report.

In the last six years, our efforts to preserve Maryland's prime and productive farmland and woodland have been most effective. In fact, a recent study issued by the Congressional Research Service of the Library of Congress entitled, "Preserving Farmland By Purchasing Development Rights" shows that Maryland leads the nation in the amount of permanently acquired agricultural land and at the lowest cost per acre for a program of its kind.

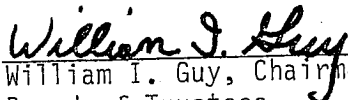
The rate of growth in the program continues at a steady pace for both formation of districts and applications to sell easements. Significant contiguous masses of agricultural preservation areas are established in several counties and are growing.

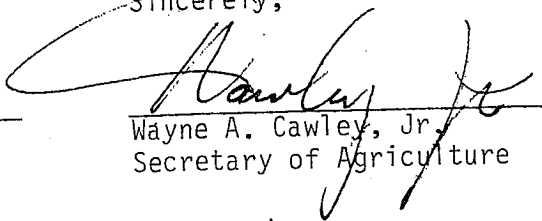
Mr. F. Grove Miller who served as chairman for the past four years, concluded his final term on the Board of Trustees on June 30, 1984. He was presented the Governor's Citation in appreciation for his steadfast service to the Foundation.


In the past year, the Foundation been focusing attention on issues of records management, adequate processing time for the components of the easement program and other problems addressed in this report. We also continue to maintain and improve the atmosphere of cooperation between the Foundation and the counties.

We are proud to report this progress in preserving Maryland's agricultural and woodland resources.

Sincerely,


William I. Guy, Chairman
Board of Trustees


Wayne A. Cawley, Jr.
Secretary of Agriculture


Gerald F. Talbert
Executive Director

MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION
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REVIEW OF PROGRESS IN FY'84

Growth in the Program

As of June 30, 1984, 633 agricultural preservation districts had been approved by the Foundation covering 94,893 acres. Of those, 197 agricultural preservation districts covering 29,376 acres have had permanent development rights easements either purchased or under contract status. The Foundation's program leads the nation in the amount of permanently preserved agricultural land.

The program at the beginning of FY'84 had approved and recorded 532 districts covering 79,238 acres. Easements acquired or under contract status at that time included 157 districts and 23,497 acres. By the end of FY'84 district enrollment had increased 19% and easement properties had increased 26%. District acreage increased 20% and easement acreage increased 25%.

During FY'84, 40 offers to purchase development rights easements were accepted covering 5,879 acres at a total cost of \$5,038,469.78 which yields an average acquisition cost of \$856.97 per acre. For the entire funded history of the program, the average acquisition cost is now \$841 per acre. This is the lowest acquisition cost per acre in the nation.

Agricultural preservation districts have been established in 20 of the State's 23 counties. In FY'84, Somerset County established its first district.

Current land use in agricultural preservation districts is 64% cropland, 15% pasture, 18% woodland and 3% other. Soil conservation plans are in effect on a voluntary basis on 55% of existing districts.

Legislation and Regulations

During the FY'84 Legislative Session, Senate Bill No. 441 was passed into law. This bill allows the State Treasurer to invest funds committed to purchase easements on an installment basis at the highest yield available at state approved banks. Previously the State Treasurer could only invest installment payments at passbook savings rates. The higher rates which can now be offered make the installment payment option more attractive to landowners.

House Bill No. 105 was also passed into law. It deleted the requirement that the at-large members of the Board of Trustees post bonds with the Comptroller. Although the Board of Trustees make decisions involving the expenditures of state funds, they do not have direct access to actual fund transactions. Further, the trustees at-large are already covered under the State Insurance Trust Fund Public Employees Blanket Bond.

Several regulations were amended or added in FY'84. These include:

District Size Criteria (15.15.01.03C(2)) - The Foundation has an interest in amassing contiguous acreage of preserved agricultural land in order to maintain

a sense of an agricultural community, to retain agricultural suppliers and support services and to provide a sufficient buffer against urban expansion and development pressure. In this regulation, a minimum agricultural preservation district size of 100 acres was established. Contiguous farms which collectively constitute at least 100 acres but do not individually, may only become agricultural preservation districts if they petition together. A farm which is less than 100 acres may become a district if it is contiguous to an established district. An exception may be made for land of extraordinary agricultural capability which is of significant size. The Foundation may not purchase an easement for a district of less than 100 acres which has been established since FY'84 unless it is contiguous to a district or districts of 100 acres on which an easement has already been purchased. In the situation where contiguous districts are each less than 100 acres but collectively constitute 100 acres, all must accept offers together before purchase of any of the individual easements will be authorized.

Land of Lower General Capability (15.15.01.03C(4)) - The productive capability criteria for district establishment specifies that the majority of the land area of any district shall consist of U.S.D.A. Soil Capability Classes I, II or III or U.S.D.A. Woodland Groups 1 and 2. This regulation was adopted to provide an exception for those districts which may not meet the productive capability criteria as described above but can document long term productivity and management. The U.S.D.A. Soil Capability Classification System is designed on the premise that the higher the classification, the more management is required to keep the land productive.

The regulation directs the local agricultural preservation advisory board to provide documentation for the Foundation's review and approval of the long term productivity and management of a farm. General information will be obtained from the agricultural extension agent and specific written information will be obtained from the local soil conservation district. The information from the soil conservation district must include a soil conservation plan.

Application Deadline (15.15.01.04B(1)(a)) - The deadline for the receipt of applications to sell easements begins a long and complicated process before offers to buy easements are possible. The growth in the program has over the last several years presented a volume of work that the present system has been unable to deliver on the directory deadlines contained in the law. This regulation was adopted to allow 30 more days of processing time by moving the application deadline from July 31 to July 1.

Soil Conservation Plan Requirement (15.15.01.04B(1)(d)) - The purchase of a permanent easement by the Foundation is for the express primary purpose of providing a stable base of local agricultural products for the present and future citizens of Maryland. A major measure of long term productivity of the soils and their inherent characteristics, yet effective stewardship of those soils is also an important factor. The most productive soils can potentially be rendered useless for agriculture by neglect and mismanagement. As a soil conservation plan provides a way to measure effective management of the soil base, the Foundation now requires by this regulation that every applicant have a soil conservation plan. A soil conservation plan is one which has been reviewed and approved by the local soil conservation district within the last ten years and lists all existing erosion and water quality

problems as well as the soil conservation practices which would solve those problems. Each plan also lists a schedule indicating when each practice will be installed.

Implementation of the soil conservation plan will be required as an added stipulation of the deed of easement. The plan will be implemented according to the schedule of implementation contained in the plan. An implemented soil conservation plan will benefit the landowner and the Foundation by installing practices to retain the fertility level of the topsoil both in organic matter and the expensive applications of fertilizers and chemicals. By keeping the soil resource in place, a major benefit is also provided the citizens of Maryland by preventing the entry of agricultural pollutants into streams, lakes, rivers and the Chesapeake Bay.

The cost of implementing a soil conservation plan can be significant, but because of its public benefit, the new Maryland Agricultural Cost-Share Program and its federal equivalent through U.S.D.A. - Agricultural Stabilization and Conservation Service can provide up to 87½% of the implementation cost. The easement purchase price should in most cases be more than sufficient to cover the landowner's share.

Mineral Rights (15.15.01.04G(4)) - Occasionally, the Foundation has purchased easements on districts of which the landowner or a third party has an interest in extracting products including coal, natural gas, oil, sand and gravel. In order to be able to settle on the property and to control the stipulations of the easement, those with a mineral interest in the property must subordinate their interest to the Foundation.

This regulation was adopted to require the subordination and gives the Foundation the right to specify how minerals will be extracted on an individual basis in regard to its effect on agricultural use of the land. Such specifications will be made in advance of settlement of the easement. Mineral extraction shall be and remain strictly ancillary to agricultural use of the land and shall eventually be reclaimed for renewed agricultural use.

Records Management

Although the Agricultural Preservation Program is still in its infancy, the growth in a program designed to be in effect for perpetuity requires the precise maintenance of records. A major focus during FY'84 was directed towards comprehensive maintenance of Foundation records. Achievements included:

Creation of a New Staff Position - By providing the manpower to concentrate exclusively on records management, a more efficient and confident level of record storage and retrieval has resulted.

Data Processing - All existing records accumulated through FY'84 were loaded in a word processing system acquired by the Foundation. A request was approved to install a data base management system which would give the word processor computer capability. This unit, which is expected to be in place in FY'85, will not only speed up record storage and retrieval but can also dramatically increase manipulation of the data base resulting in the generation of information which was not previously feasible. The Foundation created and

maintains a disaster and security plan by Department format which will insure that copies of records stored in different locations are updated on a regular basis.

Procedures Manual - Beginning in FY'84, the Foundation created and maintains a comprehensive listing of procedures in a step by step format which describes routine transactions involving all members of the staff. Examples include: preparation of staff reports for district petitions, standard information to be loaded in the word processor, preparation for Board meetings, allocation of the Fund and the easement offer process. Many of these procedures had never previously been recorded. The manual demonstrates an efficient way to provide for adequate records retention that complies with current policy and legal requirements and can insure continuity in the event of personnel turnover.

Mapping - A cartographic depiction of all districts and easement properties is an essential part of records management. A new format was developed in FY'84 utilizing county street maps that now show each district on both a small scale county-wide map and a larger scale map of the immediate local area. The county-wide map shows the district as it relates spatially to other districts and the larger scale local map shows the district in greater detail. The size of the street maps are reproduced easily and can be included individually in agenda material when the Board of Trustees review district petitions. Biannually, copies of the maps are sent to the Department of State Planning so that new districts and easement properties are added to official state maps.

Easement Inspection Policy - Easement properties have begun to accumulate to the point where a policy and procedures for a periodic inspection is appropriate to insure that the stipulations of the deed of easement are being followed. A policy and inspection form was approved by the Board of Trustees. The county governments were requested to perform inspections at a level of 10% of existing easement properties each year. The inspection would also provide information useful for updating Foundation records.

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ISSUES FACING THE PROGRAM DURING FY'84

TIME AND SCHEDULING PROBLEMS

The components of the easement acquisition process from submittal of application to purchase of an easement are:

- Application review for sufficiency (Foundation)
- County approval or disapproval of applications (Counties)
- Performance of appraisals (Independent Appraisers)
- Appraisal review and selection of the best appraisal (Department of General Services)
- Establishment of ratios and ranking of applicants (Foundation)
- Round One offers within each county (Foundation)
- Round Two offers statewide (Foundation)
- Acceptance of offer; submittal of signed option contract (Landowner)
- Board of Public Works approval (Department of General Services)
- Title Search (Independent Title Companies)
- Settlement; recorded deed of easement (Department of General Services)

The law and regulations provide directory deadlines for some of these components:

- Applications must be received by the Foundation not later than July 1st. (2-510(b)(1))
- Within 30 days of receipt of an application, the Foundation shall notify the landowner of receipt and sufficiency. (2-510(c))
- If the application is insufficient, the landowner shall be granted 30 days to remedy the insufficiency. (2-510(c))
- The Foundation shall submit a list of applicants to each participating county within 30 days of receipt of the application. (2-510(d))
- The counties must notify the Foundation of approval or disapproval of applications within 90 days of receipt of the list of applications. (2-510(d))
- Appraisals applicable to an application shall be received by the Foundation within 60 days of the application. (15.15.01.04F(2))
- The Foundation shall tender any offer to buy on or before January 31. (2-510(i)(1))
- Additional offers to buy may not be made earlier than April 1 or later than May 29. (2-510(i)(2))
- A landowner has 30 days from the date of any offer to buy in which to accept or reject the offer. (2-510(i)(3))

The level of participation over the last several years has presented a volume of work that has resulted in consistently missed directory deadlines for the appraisal component and consequently, every component that follows it. The law calls for the first round of offers to be on or before January 31. Over the last several years, the appraisal performance and review has not been submitted to the Foundation prior to February with the first round offers being made in March.

The process of securing and evaluating at least two independent appraisals for each approved application is the most complex, time consuming and labor intensive component of the easement acquisition program. To address the scheduling problem and associated problems such as quality control, adequate staffing and coordination, Foundation Chairman Grove Miller formed an Appraisal Task Force to discover solutions.

Some of the factors which impact the appraisal deadline, current staffing levels and quality control include:

1. Level of Participation - Over the last three years, the field of approved applicants has averaged approximately 100 per year, which results in a minimum of 200 appraisals per year. Several properties each year will have appraisals of such divergent values, that a third appraisal will be necessary. Landowners may, if they choose, submit appraisals that they have commissioned which will be evaluated equally with the state appraisals. The current level of 200-plus appraisals can be compared with 34 in FY'80, 158 in FY'81 and 186 in FY'82. FY'83 required approximately 250 separate appraisals to be reviewed, FY'84 required 210 and FY'85 will require at least 196.
2. Foundation Review of Applications - In reviewing the applications, approximately 50% have had to be sent back to the landowners each year due to insufficiencies. The application form has been revised several times since the program began. This situation has slowed the program because the list of applicants was not sent to the counties to begin their review until all the applications were complete.
3. Availability of Qualified Appraisers - Appraisals are performed by the private sector. The appraisal report establishes a fair market value, an agricultural value and the easement value which is the difference between the fair market and agricultural values. Appraisers with expertise in establishing agricultural values are a minority in the private sector community of professional appraisers. As the selection of appraisers is dictated by the state procurement law, the Foundation through the Department of General Services can only deal with those qualified appraisers who are interested in bidding for state jobs which is a further reduction of the appraiser community. Generally, a private appraiser's interest in bidding for a state job is influenced by the ebb and flow of the economy. His interest is likely to be first directed to more lucrative work when the economy is up and development is active.

The approved list of qualified appraisers held by the Department of General Services for FY'84 contained 70 individuals. The list available for FY'85 has only 56 appraisers, the reduction due to inactivity or poor prior performance. Appraisers that are only awarded work on one property have a deadline of 30 days to submit the appraisal, 45 days are granted for two properties and 60 days are granted on three or more properties.

The Department of General Services does not begin to release bids on easement properties until it receives the list of applicants that have received county approval from the Foundation. With an application deadline of July 1 and 90 days for county review and approval, bids cannot

begin to be released until October. The bid process takes several weeks from the announcement to the selection.

4. Time Requirements for Quality Control - Selected appraisers are provided guidelines by the Department of General Services which dictate content and format of the appraisal report. The appraisal reviewers at the Department of General Services check each report for compliance with the guidelines before the bill is released for payment. They then compare the two state appraisals (or three in some cases) along with appraisals that may be submitted by the landowner to select the one which in their judgement reflects the most accurate value. Appraisal review involves not only evaluating the report but also verifying values for the property and comparable sales by field visits. Each report requires at least two working days of review.
5. Coordination - The Appraisal Task Force recommended that better coordination and communication measures be established between the Foundation, Department of General Services, private appraisers, local advisory boards and landowners.
6. Time Requirements for Settlements - Historically, the time which generally expired from receipt of the option contract to settlement was 60-90 days. This was accomplished for a total of 13 properties in FY'80, 34 properties in FY'81, and 47 properties in FY'82. However, in FY'83, the highest funded year in the program's history, 62 option contracts were signed and sent to the Department of General Services for settlement. With a legal workload of this level, the average time period from option contract to settlement began to extend.

IMPROVEMENTS PROPOSED AND PROVIDED TO DATE

As the appraisal performance and review components require the most time, measures have been installed and proposed which will create an additional time period prior to the directory guidelines in the law. In order for the first round of offers to be made on January 31, the appraisal easement values selected by the appraisal reviewers need to be submitted to the Foundation by December 31. To help accomplish this goal, the following measures were proposed during FY'84 to be in effect in the FY'85 and FY'86 easement acquisition process:

1. Foundation Review of Applications

- The list of applicants will be provided to the counties as a first priority item so that they may begin their review and approval process as soon as possible. In FY'85, the list was mailed to the counties on July 6, 1984. This was six weeks earlier than in FY'84.
- Proposed legislation for the FY'85 Legislative Session will, if enacted, move the deadline to submit applications from July 1 to June 1. This would allow an extra month for the appraisal process.
- In FY'84, the Foundation urged the counties to submit their approved list of applicants in 45 days. Proposed legislation for consideration in the FY'85 Legislative Session would reduce county approval time from

90 days to 60 days.

- For use in the FY'86 Easement Acquisition Program, a revised and clarified application form with a complete instruction booklet will be created and sent to every landowner in a district who has not sold an easement.

2. Coordination

With Appraisers

- As recommended by the Appraisal Task Force, a meeting sponsored by the Foundation and the Department of General Services was held in June with all qualified appraisers. Appraisers wishing to participate in the program were required to attend the meeting which is expected to be held annually. Items covered in that meeting included:
 - a presentation on use of soils information for agricultural appraisals.
 - an overview of the program. This was the first time appraisers had the opportunity to meet the representatives of the Foundation.
 - a review of recurring problems with past appraisals. Counties had been invited to submit comments prior to the meeting for this purpose.

With Local Advisory Boards

- Copies of all appraisal reports including those not selected, are submitted to the Foundation and the appropriate county. This was begun last year and has improved the flow of information between counties and the Foundation.
- Appraisers are required to contact the program administrators of the local agricultural preservation advisory boards prior to completion of all appraisals. This allows an opportunity for correct local zoning and planned growth information to be conveyed in order to provide more accurate assumptions on which appraisals are based. This measure could have a direct influence towards more accurate appraisals, especially for appraisers who are not familiar with a particular county.

With the Department of General Services

- The Executive Director of the Foundation will meet with the staff attorney at the Department of General Services monthly to review progress and resolve problems that may arise.

With Landowners

- The Foundation will begin to correspond with district landowners directly concerning changes in the program which affect them.

3. Processing Settlements

The Department of General Services has implemented the following measures to improve the processing time for settlements:

- A paralegal aid has been hired to assist in coordinating the flow of paperwork e.g. ordering title searches, monitoring reports deadlines, etc. This eases considerably the workload of the staff attorney.
- Previously, the Department of General Services released bids for a title search for each easement property. That approach was changed to selecting by bid one title company for each of five regions in the state which would automatically upon notice conduct all title searches for agricultural easements in the region for one year. The new procedure saves several weeks of processing time for each property.

The Foundation will implement the following measures:

- Option contracts were mailed to landowners in FY'84 with the initial offer to purchase easement. This saves at least 30 days in comparison to the original procedure of first mailing the offer and then sending the contract when an acceptance has been received.
- Brochures will be created in FY'85 to advise landowners of situations that often occur which prolong settlement and actions they can take to avoid those situations.

FUNDING

A study conducted by the Department of State Planning entitled, "Agricultural and Forest Land Preservation in Maryland" established an acreage goal for the Foundation's easement program of the acquisition of 180,000 to 260,000 acres by the year 2000. The acreage goal is based on the premise that preservation should at least keep pace with conversion of agricultural acreage to nonagricultural use which is estimated at between 10,600 and 15,300 acres per year. The average annual acquisition rate for the program over the five funded years ending FY'84 is 5,875 acres per year. At this rate, it would take until 2015-2028 to achieve the goal proposed in the Department of State Planning Study with the additional loss of between 159,000 - 428,400 acres of converted agricultural land occurring in the process.

The study estimates the annual cost of purchasing easements in accordance with the acreage goals at between \$9.5 to \$13.8 million per year. Assuming that this total dollar figure is the combination of state funds and local matching funds, the state commitment would range from \$7.6 - \$11.04 million each year, and local matching funds would range from \$1.9 - \$2.76 million annually.

To date, total funding committed for use has been:

Agricultural Land Preservation Fund

Local Matching Funds

FY'80 - \$2.0 million	\$1.3 million
FY'81 - \$3.7 million	\$3.0 million
FY'82 - \$4.4 million	\$3.0 million
FY'83 - \$5.1 million	\$4.1 million
FY'84 - \$3.8 million	\$3.0 million
Total - \$19 million	\$14.4 million

The local matching funds shown above are the funds that were committed by the counties. The total commitment could not be used because insufficient state funds were available to fully match the county commitment on a 60% state, 40% county basis. In order to fully utilize funds committed by the counties, the state level of funding should have been \$5.2 million in FY'80; \$12 million in FY'81; \$12 million in FY'82; \$16.4 million in FY'83; and \$12 million in FY'84.

MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION

PROGRAM SUMMARY - FY'84 DISTRICT PARTICIPATION

	RECORDED DISTRICTS AS OF JUNE 30, 1983		APPROVED BY FOUNDATION DURING FY'84		TOTAL RECORDED AND APPROVED DISTRICTS AS OF JUNE 30, 1984	
	No. of Districts	District Acreage	No. of Districts	District Acreage	No. of Districts	District Acreage
Allegany	3	343.490	0	0	3	343.490
Anne Arundel	41	4,378.541	4	508.201	45	4,886.742
Baltimore	63	8,032.961	9	826.196	72	8,859.157
Calvert	16	2,412.875	14	1,861.625	30	4,274.500
Caroline	24	3,971.386	19	2,074.351	43	6,045.737
Carroll	152	21,152.0436	8	1,252.082	160	22,404.1256
Cecil	8	1,881.270	1	325.000	9	2,206.270
Charles	5	884.054	1	350.000	6	1,234.054
Dorchester	8	1,454.450	0	0	8	1,454.450
Frederick	53	8,969.600	11	2,419.400	64	11,389.000
Garrett	10	1,276.810	5	796.385	15	2,073.195
Harford	29	3,817.632	11	1,430.250	40	5,247.882
Howard	49	6,610.372	2	288.170	51	6,898.542
Kent	0	0	4	597.600	4	597.600
Montgomery	13	2,806.696	2	243.000	15	3,049.696
Prince George's	0	0	0	0	0	0
Queen Anne's	14	3,562.526	1	302.370	15	3,864.896
St. Mary's	10	1,940.620	2	367.510	12	2,308.130
Somerset	0	0	1	246.000	1	246.000
Talbot	14	2,554.480	5	1,566.900	19	4,121.380
Washington	20	3,188.404	1	200.550	21	3,388.954
Wicomico	0	0	0	0	0	0
Worcester	0	0	0	0	0	0
TOTAL	532	79,238.2106	101	15,655.590	633	94,893.8006

MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION

PROGRAM SUMMARY - FY'84 EASEMENT PARTICIPATION

	<u>EASEMENTS ACQUIRED OR WITH CONTRACT STATUS AS OF JUNE 30, 1983</u>		<u>EASEMENTS OFFERED AND ACCEPTED DURING FY'84</u>		<u>TOTAL EASEMENTS ACQUIRED OR WITH CONTRACT STATUS AS OF JUNE 30, 1984</u>	
	Number	Acreage	Number	Acreage	Number	Acreage
Allegany	1	99.130	0	0	1	99.130
Anne Arundel	11	1,267.120	3	266.157	14	1,533.277
Baltimore	14	2,156.570	3	597.707	17	2,754.277
Calvert	6	1,030.650	2	279.520	8	1,310.170
Caroline	11	1,365.700	4	726.900	15	2,092.600
Carroll	64	8,871.940	11	1,444.260	75	10,316.200
Cecil	0	0	0	0	0	0
Charles	1	222.750	0	0	1	222.750
Dorchester	0	0	0	0	0	0
Frederick	13	2,221.550	3	562.550	16	2,784.100
Garrett	3	456.780	1	87.210	4	543.990
Harford	5	829.970	5	282.230	10	1,112.200
Howard	20	3,195.420	4	510.010	24	3,705.430
Kent	0	0	0	0	0	0
Montgomery	4	982.050	1	265.630	5	1,247.680
Prince George's	0	0	0	0	0	0
Queen Anne's	1	190.000	0	0	1	190.000
St. Mary's	1	187.000	1	153.500	2	340.500
Somerset	0	0	0	0	0	0
Talbot	0	0	1	565.000	1	565.000
Washington	2	420.230	1	138.760	3	558.990
Wicomico	0	0	0	0	0	0
Worcester	0	0	0	0	0	0
TOTAL	157	23,496.860	40	5,879.434	197	29,376.294

MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION

Easement Acquisition
(Easements Acquired or with Contract Status)

Year	Accepted Offers and Total Applications	Average Farm Size	Total Acres	Average Asking Price/Acre	Avg. Fair Market Value/Acre	Avg. Use Ag. Value/Acre	Average Easement Value/Acre	Average Acquist. Cost/Acre
FY'80	13 of 17 (77%)	172 acres	2,239.89	\$1,486	\$2,779	\$1,740	\$1,039	\$955
FY'81	34 of 79 (43%)	163 acres	5,544.36	\$ 933	\$2,468	\$1,514	\$ 954	\$872
FY'82	48 of 93 (52%)	147 acres	7,073.37	\$ 921	\$2,466	\$1,514	\$ 952	\$830
FY'83	62 of 122 (51%)	139 acres	8,639.24	\$ 922	\$2,257	\$1,367	\$ 890	\$795
FY'84	40 of 101 (40%)	147 acres	5,879.43	\$ 909	\$2,335	\$1,292	\$1,044	\$857
Cumulative Totals and Averages	197 of 412 (48%)	149 acres	29,376.29	\$ 963	\$2,401	\$1,443	\$ 958	\$841

MARYLAND AGRICULTURAL
LAND PRESERVATION
FUND

Summary Status

Certified FY'83 Fund Amount	\$5,148,625.11
FY'83 Easement Acquisition Encumbrances	- <u>5,079,573.39</u>
FY'83 Fund Balance (unencumbered)	69,051.72
FY'83 Net Revenues	<u>1,239,608.13</u>
Unencumbered Cash Balance as of June 30, 1982	1,308,659.85
FY'84 Program Open Space Appropriation to Maryland Agricultural Land Preservation Fund	<u>2,500,000.00</u>
FY'84 Agricultural Land Preservation Fund Balance for Certification	<u>\$3,808,659.85</u>

MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION

FY'84 EASEMENTS ACQUIRED OR WITH CONTRACT STATUS

County	Number of Easements	Total Acres	Average District Acreage	Average Asking Price Per Acre	Average Fair Market Value/Acre	Average Ag Use/Acre	Average Easement Value/Acre	Average Acquisition Cost/Acre
Anne Arundel	3	266.157	88.719	\$1,862.60	\$2,983.20	\$1,322.53	\$1,660.67	\$1,660.97
Baltimore	3	597.707	199.236	772.65	2,436.16	1,602.37	833.79	769.59
Calvert	2	279.520	139.760	1,756.58	2,704.99	669.36	2,035.63	1,629.45
Caroline	4	726.900	181.725	701.22	1,989.33	886.29	1,103.04	687.20
Carroll	11	1,444.260	131.296	761.07	2,296.56	1,410.84	885.72	761.07
Frederick	3	562.550	187.517	827.51	2,051.37	1,231.71	819.66	789.05
Garrett	1	87.210	87.210	860.00	963.19	634.10	329.09	329.09
Harford	5	282.230	56.446	1,379.97	2,857.39	1,390.64	1,466.75	1,379.97
Howard	4	510.010	127.503	1,107.34	3,268.01	2,025.03	1,242.98	1,107.34
Montgomery	1	265.630	265.630	1,100.00	2,731.76	1,131.76	1,600.00	1,100.00
St. Mary's	1	153.500	153.500	1,140.00	1,300.98	840.39	460.59	460.59
Talbot	1	565.000	565.000	318.58	1,818.05	1,109.86	708.19	318.58
Washington	1	138.760	138.760	1,050.00	2,137.50	1,331.80	805.70	805.70
TOTAL	40	5,879.434	146.986	\$ 909.12	\$2,335.15	\$1,291.57	\$1,043.58	\$ 856.97

MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION

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Mr. G. Bradford Reeves Chaptico, Maryland 20621	Filled unexpired term Appointed Reappointed	7-1-75 7-1-77 6-30-81	6-30-85
Honorable Constance Lieder Secretary, Dept. of State Planning 301 West Preston Street Baltimore, Maryland 21201	Appointed Reappointed	12-3-79 6-30-83	6-30-87
Mr. Leonard E. Lowry Route 4, Box 341 Hagerstown, Maryland 21740	Filled unexpired term Appointed	7-1-80 6-30-84	6-30-88
Mr. T. Allan Stradley Travilla Farm Chestertown, Maryland 21620	Filled unexpired term Appointed Reappointed	2-20-78 7-1-79 6-30-83	6-30-87
Mr. Donald I. Dell 1338 Sullivan Road Westminster, Maryland 21157	Appointed	7-24-84	7-1-88
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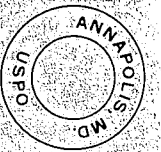
Honorable Mary L. Nock
229 Canal Park Drive
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Salisbury, MD 21801

WORCESTER COUNTY

No designated chairman

MARYLAND DEPARTMENT OF AGRICULTURE

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