

Maryland  
Agricultural Land  
Preservation Foundation  
Annual Report  
1986

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**

**FOR**

**FISCAL YEAR 1986**

Harry R. Hughes, Governor

Maryland Department of Agriculture

Wayne A. Cawley, Jr., Secretary

Hugh E. Binks, Deputy Secretary

Maryland Agricultural Land Preservation Foundation

William I. Guy, Chairman

Gerald F. Talbert, Executive Director



STATE OF MARYLAND  
DEPARTMENT OF AGRICULTURE

HARRY HUGHES  
GOVERNOR

WAYNE A. CAWLEY, JR.  
SECRETARY

HUGH E. BINKS  
DEPUTY SECRETARY

MARYLAND AGRICULTURAL LAND  
PRESERVATION FOUNDATION

WILLIAM I. GUY  
CHAIRMAN

GERALD F. TALBERT  
EXECUTIVE DIRECTOR

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:

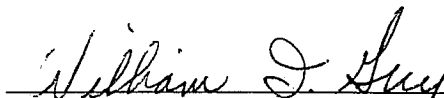
We are pleased to submit the Fiscal Year 1986 Annual Report of the Maryland Agricultural Land Preservation Foundation. We are proud to announce that by the conclusion of our ninth year of operation, we broke our previous records for both the establishment of new agricultural preservation districts and the acquisition of development rights easements. The acquisition cost per acre, which was already the lowest for any program of its kind in the nation, actually decreased in FY'86 while other state's program costs increased.


As you are well aware, 1986 was a bad year for Maryland field crops and it was also a bad year for the amount of farmland lost to development pressure. Fortunately, more farmers than ever before are able to overcome these and other obstacles by the sale of their development rights to the Foundation, sustaining themselves and their families and insuring that more agricultural land will be preserved.

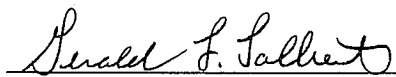
The Hughes Administration has steadfastly supported the Agricultural Land Preservation Program since the second year of its existence. Your endorsement of this pioneering concept has propelled it into the most successful program of its kind in the nation by a substantial margin. We extend our gratitude and congratulations for this major accomplishment providing mutual benefit to Maryland farmers and the present and future citizens of the State.

Although we still have much work to do, your continued strong support allows us the opportunity to proudly report our progress in preserving Maryland's finest farmland.

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

## FISCAL YEAR 1986 ANNUAL REPORT

### REVIEW OF PROGRESS

#### GROWTH IN THE PROGRAM

The Agricultural Land Preservation Program achieved its most productive year in the establishment of new agricultural preservation districts in FY'86 by approving 140 petitions protecting 19,982 acres. As of the end of the fiscal year, 841 agricultural preservation districts preserving 124,172 acres were enrolled in the program. The FY'86 totals provided a 19% increase in the district acreage base. Agricultural preservation districts now exist in 22 of the State's 23 counties as Wicomico County established its first district in this year.

The FY'86 Easement Acquisition Program was also the most productive year in the Foundation's history. After settlement, 74 districts will add 11,439 acres to Maryland's list of permanently preserved agricultural land. The FY'86 easements provide a 31% increase in both number of easement properties and acreage: from 242 districts to 316 and 37,299 acres to a new total of 48,725 acres. The new total of easement properties constitutes 39% of total district acreage.

The cost of the FY'86 easements is \$8.6 million of which \$6.3 million or 73% is State funds and \$2.3 million or 27% is county funds. The average acquisition cost for FY'86 is the lowest in Foundation history at \$755 per acre compared with \$839 per acre in FY'85. The FY'86 costs dropped the historic acquisition cost from \$836 per acre, as it was established at the end of FY'85, to \$816 per acre.

Current land use figures in the agricultural preservation districts remain constant for the second year at 64% cropland, 14% pasture, 19% woodland and 3% other uses. Soil conservation plans are in effect on 64% of existing districts, an increase of 6% over FY'85. To date, 67 districts which did not have soil conservation plans prior to district establishment had plans developed as a result of the requirement since FY'85 that easement applicants must have soil conservation plans.

#### PROBLEMS IN THE PROGRAM

The major and perennial problem in the program is time. The average amount of time that transpires from the acceptance of a Foundation offer to purchase an easement to actual settlement has been a problem practically since the easement process began. The Foundation and the Departments of Agriculture and General Services have been working together to reduce settlement process time for the past three years as has been documented in past annual reports. During that time, the Department of General Services increased their legal staff, revised internal administrative procedures and restructured bidding procedures for title companies. The resulting increase in staffpower and efficiency saved literally weeks of time per easement settlement.

The Foundation revised its offer process and developed a brochure to advise landowners of ways they might assist in speeding up the settlement process. It also developed detailed

settlement procedures that centralized coordination through the Foundation to the legal staff of the Department of General Services, the title companies and the Fiscal Services Office of the Department of Agriculture. Significant additional time reductions were gained through these measures.

Unfortunately, during the same time period, the state of the economy has been such that the transference of property in the State has been steadily increasing. Industries in the private sector that deal with real estate including appraisers and title companies have been barraged with business due to lower interest rates which has generated tremendous demand for refinancing of old mortgages and acquisition of new property. One measure of the drastic increase in transference and development of property is found on page 14 and shows that the amount of farmland sold and converted during this time period is far ahead of our preservation efforts.

Consequently, contract deadlines are not being met for the submission of title reports. Instead of a 30 day deadline, many title reports are taking three months and more to be produced. This new source of additional time requirements has virtually wiped out the time reduction measures noted above and has prolonged the settlement process.

During such times, competing for the low bid on a State contract is not as attractive when many companies cannot handle all the much more lucrative private sector work that is currently available.

This condition became apparent during the settlements of the 52 FY'85 easements. An examination of the annual contracts revealed that the penalty clauses were not providing adequate "disincentives". The FY'87 contract was revised to allow stiffer penalties including fines and withdrawal of jobs for violations of submission deadlines. Unfortunately, it might have also played a part in the disappointing return on the bid package of less than one bidder per region. Additional efforts had to be made to encourage other title companies to bid on the vacant regions. The conclusion that has been surmised is that the State's position at this stage of the supply/demand cycle is weak and does not lend itself to forcing performance from the private sector.

## TABLES

### ACREAGE REDUCTION - Page 8

The FY'85 Annual Report included the first effort to track and delete acreage that has been released or withdrawn from the program. The exclusion of one acre building lots for original owners and their children as is allowed by law will be a regular feature of the program that will be likely to increase as time and program enrollment increases. Lot exclusions noted in the table are those that have been approved and officially recorded in land records. The twelve acres excluded from either districts or easement properties in FY'86 and eleven acres accounted for in FY'85 has placed a modest impact on the program to date.

Of the six acres of easement property involved, \$2,374.14 was returned to the Foundation. Not every easement acre that has been excluded is required to reimburse the Foundation for the amount of the easement payment paid for the acre. If the easement was purchased prior to 1982, the deed of easement did not require a payback for lots. In addition to creating new lots, an owner may also exclude lots surrounding dwellings that existed at the time of settlement. There is no payback for lots with existing dwellings because the

acreage base for easement payment does not include existing dwellings. To date, a total of \$4,327.14 has been paid for lots and 13 easement acres have been excluded. The FY'86 Easement Participation Table on page 10 shows the total amount of acreage deducted because FY'85 easement acreage reduction for lots had not been reflected in the FY'85 Easement Participation Table. The total payback amount is shown on page 13 at the bottom of the Easement Acquisition - Historic Perspective Table.

Only one district was reduced in FY'86 due to a county project to widen and improve roads. This will also be a regular but insignificant factor in acreage reduction in the future. To date, a total of six acres have been excluded for such purposes. If it had involved easement property, the county would be required to reimburse the Foundation for easement value on the excluded acreage.

The most significant acreage reduction factor in FY'86 was termination of districts. One district was terminated before the minimum requirement of five years of district status due to severe economic hardship as is allowed by law. Four districts terminated after five years of district status. Collectively, 817 acres were taken off the district records due to termination. To date, 10 districts covering 1,499 acres have been terminated, 1% of the current total acreage base in district status.

A new category of acreage reduction was added in this report to account for adjustments in the conversion of districts to easement properties. The acreage that is recorded on a district agreement is a figure derived from deeds of varying ages and degrees of accuracy. One component of the easement settlement process is a title search of every property. The verification of acreage through research of ownership including out-conveyances and on occasion, the requirement of surveys may total a different amount than that shown on the district agreement.

Although such adjustments are more often reductions, there are sometimes increases in acreage. The total net loss of 259 acres from the district acreage base reflects all easements to date of which recorded deeds of easement have been received by the Foundation. This will also be a regular feature of acreage reduction but annual adjustment totals in the future are likely to be significantly less because far fewer cases will be involved.

A total of 1,091 acres were officially excluded from the program in FY'86. To date, 1,787 acres have been excluded, representing a loss of 1.4% of the current district acreage base.

#### **FY'86 DISTRICT PARTICIPATION - Page 9**

The program established a new record by approving 140 new agricultural preservation districts covering 19,982 acres. This constitutes the largest annual addition since the beginning of the program in FY'78. The new acreage provided a 19% increase to last year's total of 105,281 acres. After acreage adjustments, a new total of 841 districts and 124,172 acres was enrolled in the program. The average farm size of the FY'86 districts is 143 acres, slightly less than the historic district farm size average of 150 acres. Carroll County continues to lead the State with 20.4% of total district acreage and Baltimore and Frederick Counties maintained their high level of participation. Caroline County has, by its intense activity level over the last three years, risen from sixth in the State in FY'83 to second in FY'86. Queen Anne's County has moved from ninth in FY'85 to fifth. Although the decision of the farmers in these counties to participate in the program was probably influenced in a major

sense by economic factors and perhaps an increase in development pressure, it also appears evident that the presence of adequate staffpower and the strong support of the local governing body accounts for significant participation.

It is evident that a strong and continuing base of support for the program has expanded from the original hub of activity emanating from the Baltimore-Washington Corridor. Beginning this year, progress on a regional basis will be tabulated to detect regional trends in both district formation and easement acquisition.

#### PERCENTAGE OF TOTAL DISTRICT ACREAGE

REGION		FY'84	FY'85	FY'86
<b>WESTERN:</b>	Garrett, Allegany, Washington, Frederick	<b>18.1%</b> 17,195 acres	<b>18.3%</b> 19,243 acres	<b>16.4%</b> 20,391 acres
<b>CENTRAL:</b>	Carroll, Baltimore, Harford, Montgomery, Howard	<b>49.0%</b> 49,460 acres	<b>47.5%</b> 49,973 acres	<b>44.7%</b> 55,486 acres
<b>SOUTHERN:</b>	Anne Arundel, Calvert, Prince George's, Charles St. Mary's	<b>13.4%</b> 12,703 acres	<b>13.6%</b> 14,343 acres	<b>12.5%</b> 15,545 acres
<b>UPPER SHORE:</b>	Cecil, Kent, Queen Anne's, Talbot, Caroline	<b>17.7%</b> 16,836 acres	<b>18.8%</b> 19,776 acres	<b>24.3%</b> 30,302 acres
<b>LOWER SHORE:</b>	Dorchester, Wicomico Somerset, Worcester	<b>1.8%</b> 1,700 acres	<b>1.8%</b> 1,946 acres	<b>2.1%</b> 2,548 acres
<b>TOTAL ACREAGE</b>		94,894 acres	105,281 acres	124,172 acres

All regions are growing but the most dramatic growth is in the Upper Shore Region, gaining 13,366 acres in the past three years and totaling almost 25% of the State's district acreage. Although the commanding lead of the Central Region has declined somewhat, it still grew by 9,026 acres in the past three years.

In addition to the growth by region and individual county, the program benefits by the establishment and growth of preservation areas, defined as the total amount of contiguous land under district agreement. The greater the "critical mass" of preserved agricultural land, the greater the insulation against development pressure. Preservation areas of significant size can also be instrumental in the retention of agricultural suppliers and services in the vicinity as well as sustaining a sense of a traditional agricultural community. In this voluntary program, the growth of preservation areas also indicates the effectiveness of "word of mouth" advertising in the agricultural community as some farmers in an area wait to see how their more "adventuresome" neighbors fared in the program before they sign up to join. Gains made with this type of growth indicate that more and more farmers perceive it to be a successful program for their purposes.

The largest preservation area in the State is in Carroll County where 19 contiguous districts cover 2,714 acres. Two preservation areas in Carroll and one in Talbot County constitute the three areas of the State with over 2,000 acres each. There are seven preservation areas that are between 1,000 and 2,000 acres each, one more than in FY'85. There are 37 preservation areas that are between 500 and 1,000 acres, five more than in FY'85.

**FY'86 EASEMENT PARTICIPATION - Page 10**

Easement acreage under contract status in FY'86 was the highest annual acquisition in the program's history. Offers to purchase easements were accepted by 74 of 98 applicants, permanently protecting 11,439 acres, over 2,900 acres more than the previous record set in the FY'83 program. The FY'86 results will provide a 30% increase in easement acreage for a total of 316 properties covering 48,725 acres after adjustments for total lot exclusions are made.

Carroll County continues to lead the State with 13,200 easement acres, over 27% of the State total. Caroline County almost doubled its easement acreage in FY'86 and moved from fifth in the State to second. Easements were added for the first time in Allegany and Somerset Counties.

With the same regions as in the district analysis, easement growth over the last three years is as follows:

**PERCENTAGE OF TOTAL EASEMENT ACREAGE**

<b>REGION</b>	<b>FY'84</b>	<b>FY'85</b>	<b>FY'86</b>
<b>WESTERN</b>	<b>12.9%</b> 3,729 acres	<b>14.5%</b> 5,386 acres	<b>15.9%</b> 7,735 acres
<b>CENTRAL</b>	<b>65.4%</b> 18,939 acres	<b>60.3%</b> 22,503 acres	<b>54.7%</b> 26,674 acres
<b>SOUTHERN</b>	<b>11.8%</b> 3,411 acres	<b>13.5%</b> 5,047 acres	<b>12.1%</b> 5,891 acres
<b>UPPER SHORE</b>	<b>9.9%</b> 2,859 acres	<b>11.7%</b> 4,363 acres	<b>16.8%</b> 8,179 acres
<b>LOWER SHORE</b>	<b>0%</b> 0 acres	<b>0%</b> 0 acres	<b>0.5%</b> 246 acres
<b>TOTAL ACREAGE</b>	<b>28,938 acres</b>	<b>37,299 acres</b>	<b>48,725 acres</b>

The influence of increased activity in the Upper Shore and Western Regions show a trend toward a more equitable distribution of easement properties.



## **FY'86 CERTIFIED FUND - PAGE 11**

The FY'86 Certified Fund was the highest in the history of the program. The balance is shown as \$8,625,103 but includes almost \$1.5 million in unexpended three year old county agricultural transfer tax. By virtue of the agricultural transfer tax law, any local shares (1/3 of the revenue, but 2/3 in Montgomery County) that have not been committed or expended for agricultural preservation purposes within three years are collected and held in a special account for use only in the county of origin for the next five years. If after that time, the funds cannot be used in the county of origin, they will be absorbed by the Agricultural Land Preservation Fund. Consequently, in consideration of the amount of funding available for distribution among the counties for Round One, the total fund balance was just over \$7.1 million. Of the \$1.5 million in "Three Year Accounts", \$1.1 million was used in FY'86 accepted offers.

County matching funds added the commitment of an additional \$2.5 million. The 74 accepted offers totalled \$8,640,773 of which \$6,351,608 was State funds (including Three Year Account funds used) and \$2,289,125 was county funds.

## **FY'86 EASEMENT ACQUISITION PROGRAM - Page 12**

This table analyzes average values per county and for the State that had a bearing on the 74 accepted offers that will allow 11,439 acres to be placed under easement.

The competitive bidding factor in the program allows the offer amount to equal the landowner's asking price or the appraised easement value, whichever is lower. The only other allowable value is an "insufficient funds offer", which is less than either the asking price or the appraised value but is the total of the remaining funds on hand. Such an offer may be turned down without penalty, but some are accepted because there is no guarantee of a subsequent full offer.

The average acquisition cost is always less than the average asking price and the average appraised easement value because each of its components is selected from the lower of the other two values. The FY'86 average acquisition cost of \$755 per acre is startling because it is the lowest acquisition cost in the program's history by a significant amount. The drop in acquisition cost may be due primarily to the substantial influence of property values from the Upper Shore and Western Regions, providing 44% of the accepted offers and offsetting the higher values of the Central Region and some of the Southern Region which had established the norm in past years.

The discount value i.e. the savings derived by an offer which was less than the appraised easement value, totalled \$822,296. Using the \$755 acquisition cost per acre as a measure, an additional 1,089 acres were acquired in the FY'86 program due exclusively to the competitive bidding component of the program. This component, more than any other, allows the Maryland Program to be one of the most cost effective programs in the country.

Because of the FY'86 program producing more offers than in any previous year, there were also more arbitration cases held. A total of six cases were heard by local property tax assessment appeals boards as allowed by law. Four cases were decided in favor of the landowner and two upheld the State's appraised values. The Board of Trustees reviewed all cases found in favor of the landowner to decide whether to appeal to the Maryland Tax Court. Of the one case in FY'85 and the four cases in FY'86, the Foundation Board has voted not to appeal the results

in all five cases. Over the history of the program, there have been 17 arbitration cases, representing less than 3% of the 608 easement applicants who could have requested arbitration. To date, ten cases have been found in favor of the landowner and seven found in favor of the State.

#### **EASEMENT ACQUISITION - HISTORIC PERSPECTIVE - Page 13**

This table was expanded this year to include total dollars per category per year in addition to the average per acre value and the total discount value per year. The discount value is expressed not only in total dollars saved by competitive bidding but also the additional easement acres acquired each year, determined by dividing the discount amount by the acquisition cost per acre for that year. Competitive bidding has provided a total discount value of almost \$5.5 million which has allowed the acquisition of 6,689 acres more than if the program could only offer the appraised easement value.

The substantial reduction in the FY'86 acquisition cost of \$755 per acre has driven the historic average acquisition cost down from \$836 per acre as it was after the FY'85 program to \$816 per acre. Adjustments were made for acreage reductions due to lot exclusions to date (seven acres in FY'85 and six acres in FY'86) and the total dollar amount that landowners have paid back for the exclusion of lots.

#### **PRESERVATION VERSUS CONVERSION - Page 14**

The graphs and table show a comparison between the amount of Maryland farmland that has been converted to other land uses per year from 1982 through 1986 and the corresponding amount of easement acreage acquired for each of those years.

In spite of being the most successful program in the country, Maryland's efforts have not been keeping pace with conversion such that lost farmland is at least matched by saved farmland. Ironically, FY'86 was simultaneously the year in which the biggest annual gain in easement acquisition was made and the greatest net loss of farmland. To date, preservation has supplanted only 53% of the farmland lost during the past five years.

To form a projection to the year 2000, the State has been losing an average of 15,506 acres per year and saving 8,201 acres per year based on performance for the past five years. Over the next 14 years, an estimated additional 217,084 acres will be lost and 114,814 more acres will be preserved leaving a net loss of 102,283 acres.

Although the Foundation is proud of the progress made in its brief history, clearly a more substantial and sustained effort is required to simply keep pace with the farmland that will be lost.

MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION  
 ACREAGE REDUCTIONS IN DISTRICTS OR EASEMENT PROPERTIES

RECORDED AS OF JUNE 30, 1986

COUNTY	OWNER'S OR CHILDREN'S LOT EXCLUSIONS		EXCLUSION BY COUNTY FOR ROAD IMPROVEMENTS		EARLY TERMINATION FOR SEVERE ECONOMIC HARDSHIP		DISTRICT TERMINATION AFTER FIVE YEARS		ACREAGE ADJUSTMENTS FROM DEEDS	TOTALS	
	DISTRICT ACREAGE	EASEMENT ACREAGE	DISTRICT ACREAGE	EASEMENT ACREAGE	NUMBER	ACREAGE	NUMBER	ACREAGE			
ALLEGANY									- 34.0250	- 34.0250	
ANNE ARUNDEL									- 83.0343	- 87.0343	
BALTIMORE	3.00	1.00		\$ 742.17					- 33.6785	- 33.6785	
CALVERT											
CAROLINE	1.00	1.00		700.00			1	143.90	- 24.0410	- 169.9410	
CARROLL	2.00	3.00		931.97	2.9827				- 25.5780	- 33.5607	
CECIL											
CHARLES											
DORCHESTER											
FREDERICK		1.00				1	104.00	2	421.00	- 80.5270	- 606.5270
GARRETT									- 25.8300	- 25.8300	
HARFORD									+ 1.3371	+ 1.3371	
HOWARD									+ 59.7314	+ 59.7314	
KENT									- .0010	- .0010	
MONTGOMERY									- 6.3280	- 6.3280	
PRINCE GEORGE'S											
QUEEN ANNE'S									- 3.2000	- 3.2000	
ST. MARY'S									- 1.7000	- 1.7000	
SOMERSET											
TALBOT											
WASHINGTON								1	148.30	- 1.6840	- 149.9840
WICOMICO											
WORCESTER											
TOTAL	6.00	6.00		\$2,374.14	2.9827	1	104.00	4	713.20	-258.5583	-1,090.7410

MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION  
FY'86 DISTRICT PARTICIPATION

COUNTY	RECORDED DISTRICTS AS OF JUNE 30, 1985		APPROVED DURING FY'86		COUNTY ACREAGE GROWTH RATE		ACREAGE ADJUSTMENTS		TOTAL RECORDED AND APPROVED DISTRICTS AS OF JUNE 30, 1986		PERCENTAGE OF TOTAL
	NO. OF DISTRICTS	DISTRICT ACREAGE	NO. OF DISTRICTS	DISTRICT ACREAGE	ACREAGE	RATE	NO. OF DISTRICTS	DISTRICT ACREAGE	NO. OF DISTRICTS	DISTRICT ACREAGE	
ALLEGANY	3	343.4900	0	0	0%				3	343.4900	0.3%
ANNE ARUNDEL	46	4,934.7420	3	271.2860	5.5%		-	34.0250	49	5,172.0030	4.2%
BALTIMORE	82	9,516.5710	18	2,139.1155	22.5%		-	87.0343	100	11,568.6522	9.3%
CALVERT	33	4,456.4980	5	623.0340	14.0%		-	33.6785	38	5,045.8535	4.1%
CAROLINE	56	8,183.3530	29	4,567.3490	55.8%	1	-	169.9410	84	12,580.7610	10.1%
CARROLL	170	23,558.5324	17	1,863.9420	7.9%		-	33.5607	187	25,388.9137	20.4%
CECIL	9	2,206.2700	4	493.9600	22.4%			0	13	2,700.2300	2.2%
CHARLES	10	1,996.7730	1	100.0000	5.0%			0	11	2,096.7730	1.7%
DORCHESTER	8	1,454.4500	1	105.0000	7.2%			0	9	1,559.4500	1.3%
FREDERICK	66	11,529.8200	8	1,370.5853	11.9%	3	-	606.5270	71	12,293.8783	9.9%
GARRETT	19	3,213.4650	3	410.7000	12.8%		-	25.8300	22	3,598.3350	2.9%
HARFORD	50	6,390.9970	12	1,498.4329	23.4%		+	1.3371	62	7,890.7670	6.3%
HOWARD	54	7,179.3221	2	78.1660	1.1%		+	59.7314	56	7,317.2195	5.9%
KENT	7	1,063.6100	5	782.2130	73.5%		-	.0010	12	1,845.8220	1.5%
MONTGOMERY	18	3,327.2260	0	0	0		-	6.3280	18	3,320.8980	2.7%
PRINCE GEORGE'S	0	0	0	0	0			0		0	0
QUEEN ANNE'S	16	4,200.8960	24	4,273.5160	101.7%		-	3.2000	40	8,471.2120	6.8%
ST. MARY'S	15	2,955.2520	2	276.4200	9.4%		-	1.7000	17	3,229.9720	2.6%
SOMERSET	1	246.0000	1	102.0000	41.5%			0	2	348.0000	0.3%
TALBOT	19	4,121.3800	2	482.5000	11.7%			0	21	4,603.8800	3.7%
WASHINGTON	23	4,155.9540	1	149.6300	3.6%	1	-	149.9840	23	4,155.6000	3.3%
WICOMICO	0	0	2	394.1000	N/A			0	2	394.1000	0.3%
WORCESTER	1	246.0000	0	0	0			0	1	246.0000	0.2%
TOTAL	706	105,280.6015	140	19,981.9497	19.0%	5	-	1,090.7410	841	124,171.8102	100%

MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION  
 FY'86 EASEMENT PARTICIPATION

COUNTY	EASEMENTS ACQUIRED OR WITH CONTRACT STATUS AS OF JUNE 30, 1985		EASEMENTS OFFERED AND ACCEPTED DURING FY'86		COUNTY ACREAGE GROWTH RATE	LESS: LOT EXCLUSIONS ACREAGE	TOTAL EASEMENTS ACQUIRED OR WITH CONTRACT STATUS AS OF JUNE 30, 1986		PERCENTAGE OF TOTAL
	NUMBER	ACREAGE	NUMBER	ACREAGE			NUMBER	ACREAGE	
ALLEGANY	0	0	1	68.36	0%		1	68.36	0.1%
ANNE ARUNDEL	17	1,951.3780	1	107.0000	5.5%		18	2,058.3780	4.2%
BALTIMORE	25	3,966.1507	11	1,313.8039	33.0%	1.0	36	5,278.9546	10.8%
CALVERT	14	2,276.6195	4	616.0	27.1%	2.0	18	2,890.6195	5.9%
CAROLINE	19	2,963.2957	18	2,888.7640	97.5%	1.0	37	5,851.0597	12.0%
CARROLL	82	11,544.6861	13	1,658.9184	14.4%	8.0	95	13,195.6045	27.1%
CECIL	0	0	0	0	0%		0	0	0%
CHARLES	1	222.7500	0	0	0%		1	222.7500	0.5%
DORCHESTER	0	0	0	0	0%		0	0	0%
FREDERICK	20	3,750.8230	6	1,134.29	30.2%	1.0	26	4,884.1130	10.0%
GARRETT	4	524.1600	1	385.37	73.5%		5	909.5300	1.9%
HARFORD	15	1,789.1951	6	822.625	46.0%		21	2,611.8201	5.4%
HOWARD	25	3,874.5714	1	32.0	1.0%		26	3,906.5714	8.0%
KENT	1	171.9990	4	591.457	345.0%		5	763.4560	1.6%
MONTGOMERY	6	1,328.5278	3	352.41	26.5%		9	1,680.9378	3.4%
PRINCE GEORGE'S	0	0	0	0	0%		0	0	0%
QUEEN ANNE'S	2	332.0000	1	337.0	101.5%		3	669.0000	1.4%
ST. MARY'S	4	596.3000	1	123.122	20.6%		5	719.4220	1.5%
SOMERSET	0	0	1	246.0	0%		1	246.0000	0.5%
TALBOT	2	896.0000	0	0	0%		2	896.0000	1.8%
WASHINGTON	5	1,110.8200	2	762.0	68.6%		7	1,872.8200	3.9%
WICOMICO	0	0	0	0	0%		0	0	0%
WORCESTER	0	0	0	0	0%		0	0	0%
TOTAL	242	37,299.2763	74	11,439.1203	30.5%	13.0	316	48,725.3966	100%

MARYLAND AGRICULTURAL LAND PRESERVATION FUND

FY 1986 CERTIFICATION REPORT

FY'85 Certification	\$5,493,026.41	
FY'85 Easement Encumbrances	<u>(5,049,224.06)</u>	
FY'85 Fund Balance	\$ 443,802.35	
FY'85 Net Revenue	3,063,266.68	
FY'85 Unexpended Three-Year-Old County Agricultural Transfer Tax	1,478,397.05	
FY'83 Encumbrance Cancellation	16,437.26	
FY'84 Encumbrance Cancellation	<u>123,199.70</u>	
Unencumbered Fund Balance 6-30-85		\$5,125,103.04
FY'86 Program Open Space		<u>3,500,000.00</u>
FY'86 Certified MALPF Fund Balance		<u>\$8,625,103.04</u>

MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION  
 FY'86 EASEMENT ACQUISITION PROGRAM

COUNTY	NUMBER OF EASEMENTS	TOTAL ACRES	AVERAGE FARM SIZE	AVERAGE ASKING PRICE PER ACRE	AVERAGE FAIR MARKET VALUE/ACRE	AVERAGE AGRICULTURAL USE/ACRE	AVERAGE EASEMENT VALUE/ACRE	ACQUISITION COST PER ACRE	TOTAL ACQUISITION COST	DISCOUNT
ALLEGANY	1	68.3600	68.36	\$1,050	\$1,047	\$ 600	\$ 447	\$ 447	\$ 30,100.00	\$ 0
ANNE ARUNDEL	1	107.0000	107.00	1,850	4,075	2,200	1,875	1,850	194,250.00	2,650.00
BALTIMORE	11	1,313.8039	119.44	1,311	3,236	1,913	1,323	1,156	1,518,380.86	220,114.14
CALVERT	4	616.0000	154.00	1,554	2,806	928	1,878	1,554	957,440.00	199,360.00
CAROLINE	18	2,888.7640	160.49	710	1,727	1,180	547	528	1,515,597.75	54,090.25
CARROLL	13	1,658.9184	137.57	803	2,116	1,377	739	700	1,161,035.91	65,093.09
FREDERICK	6	1,134.2900	188.50	795	2,019	1,248	771	652	737,731.65	133,968.35
GARRETT	1	385.3700	385.37	500	756	507	249	249	95,500.00	0
HARFORD	6	822.6250	127.10	1,063	2,054	1,211	843	843	693,300.00	0
HOWARD	1	32.0000	32.00	1,600	3,850	2,000	1,850	1,600	49,600.00	7,750.00
KENT	4	591.4570	147.86	860	2,095	1,538	557	557	328,980.00	0
MONTGOMERY	3	352.4100	117.47	1,771	3,709	1,844	1,865	1,607	565,903.00	90,784.00
QUEEN ANNE'S	1	337.0000	337.00	800	1,600	1,000	600	456	153,114.17	48,485.83
ST. MARY'S	1	123.1220	123.12	790	1,400	900	500	500	61,000.00	0
SOMERSET	1	246.0000	246.00	850	1,314	895	419	419	102,300.00	0
WASHINGTON	2	762.0000	381.00	882	1,517	890	627	627	476,500.00	0
TOTAL	74	11,439.1203	154.58	\$936	\$2,103	\$1,276	\$827	\$755	\$8,640,733.34	\$822,295.66

16 COUNTIES

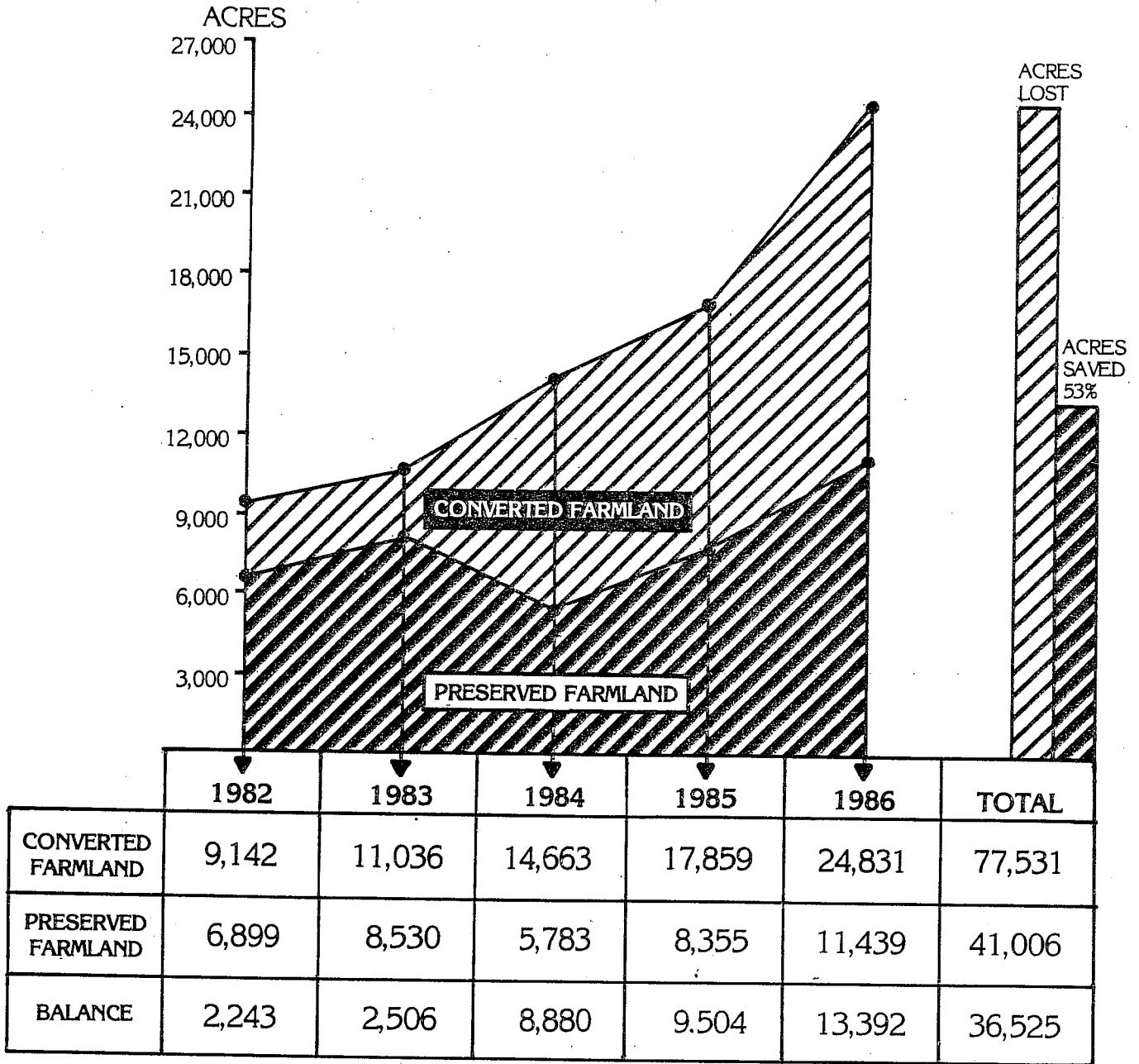
MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION  
 EASEMENT ACQUISITION PROGRAM - HISTORIC PERSPECTIVE

YEAR	ACCEPTED OFFERS TOTAL APPLICATIONS	TOTAL ACRES	AVERAGE FARM SIZE	APPRAISED VALUES				ACQUISITION COST		DISCOUNT VALUE	
				ASKING PRICE AVERAGE PER ACRE	FAIR MARKET AVERAGE PER ACRE	AGRICULTURAL AVERAGE PER ACRE	EASEMENT AVERAGE PER ACRE	AVERAGE PER ACRE	TOTAL AMOUNT	AVERAGE PER ACRE	TOTAL AMOUNT
1977	1 of 1	68.0	68	0	0	0	0	DONATION	0	0	0
1980	13 of 17 77%	2,245.0430	173 acres	\$1,483/acre \$3,328,443	\$2,772/acre \$6,223,584	\$1,736/acre \$3,897,049	\$1,036/acre \$2,326,535	\$953/acre \$2,138,910	196.88 acres \$187,625		
1981	33 of 79 42%	5,418.2845	164 acres	\$915/acre \$4,960,522	\$2,441/acre \$13,224,560	\$1,493/acre \$8,088,095	\$948/acre \$5,136,465	\$867/acre \$4,697,073	506.80 acres \$439,392		
1982	46 of 93 49%	6,898.8607	150 acres	\$884/acre \$6,097,105	\$2,460/acre \$16,971,402	\$1,510/acre \$10,414,661	\$950/acre \$6,556,741	\$816/acre \$5,629,526	1,136.29 acres \$927,215		
1983	56 of 122 48%	8,530.2088	147 acres	\$892/acre \$7,608,819	\$2,244/acre \$19,141,643	\$1,358/acre \$11,586,544	\$886/acre \$7,555,099	\$790/acre \$6,736,910	1,035.68 acres \$818,189		
1984	39 of 101 39%	5,783.4085	148 acres	\$913/acre \$5,282,660	\$2,320/acre \$13,417,763	\$1,323/acre \$7,653,424	\$997/acre \$5,764,339	\$853/acre \$4,931,295	976.61 acres \$833,045		
1985	52 of 97 54%	8,355.4708	161 acres	\$889/acre \$7,453,459	\$2,277/acre \$19,079,896	\$1,268/acre \$10,625,269	\$1,009/acre \$8,454,627	\$837/acre \$6,991,637	1,747.90 acres \$1,462,990		
1986	74 of 98 75%	11,439.1203	155 acres	\$936/acre \$10,706,757	\$2,103/acre \$24,056,732	\$1,276/acre \$14,593,703	\$827/acre \$9,463,029	\$755/acre \$8,640,733	1,099.13 acres \$822,296		
TOTAL	316 of 608 52%	48,738.3966 LESS: 13.0 48,725.3966	154 acres	\$932/acre \$45,437,765	\$2,301/acre \$112,115,580	\$1,372/acre \$66,858,745	\$929/acre \$45,256,835	\$816/acre \$39,766,084 LESS: 4,327 \$39,761,757	6,659.29 acres \$5,490,751		



# PRESERVATION VERSUS CONVERSION

## FARMLAND IS LOSING GROUND TO DEVELOPMENT



	1982	1983	1984	1985	1986	TOTAL
CONVERTED FARMLAND	9,142	11,036	14,663	17,859	24,831	77,531
PRESERVED FARMLAND	6,899	8,530	5,783	8,355	11,439	41,006
BALANCE	2,243	2,506	8,880	9,504	13,392	36,525

MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION

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	Appointed	6-30-84	6-30-88
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	Reappointed	6-30-83	6-30-87
Mrs. Erna Chapman 1660 Riedel Road Gambrills, Maryland 21054	Filled unexpired term	10-20-79	
	Appointed	6-30-80	
	Reappointed	6-30-84	6-30-88
Mr. T. Allan Stradley Travilla Farm Chestertown, Maryland 21620	Filled unexpired term	2-20-78	
	Appointed	7-1-79	
	Reappointed	6-30-83	6-30-87
Mr. Donald I. Dell 1338 Sullivan Road Westminster, Maryland 21157	Appointed	7-1-84	6-30-88
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Mr. Donald R. Stirn 1051 Route 32 Sykesville, Maryland 21784	Appointed	7-1-85	6-30-89
Mr. William F. Dixon Route 1, Box 305 Mechanicsville, Maryland 20659	Appointed	7-1-85	6-30-89

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Trappe, MD 21673

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Smithsburg, MD 21783

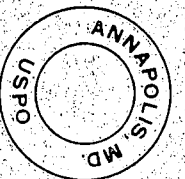
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Pittsville, MD 21850

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Girdletree, MD 21829

MARYLAND DEPARTMENT OF AGRICULTURE  
50 Harry S. Truman Parkway  
Annapolis, Maryland 21401



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