



Maryland  
Agricultural Land  
Preservation Foundation  
Annual Report  
1988

**MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION**

**ANNUAL REPORT**

**FOR**

**FISCAL YEAR 1988**

**MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION**

William I. Guy, Chairman

Gerald F. Talbert, Executive Director

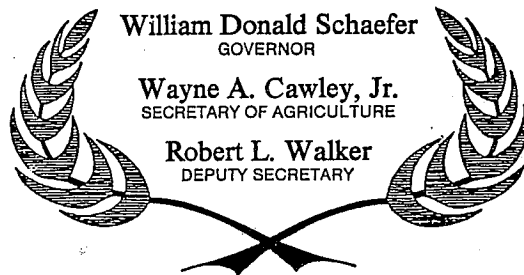
**OFFICE OF MARKETING AND AGRICULTURAL DEVELOPMENT**

Henry Schmidt, Director

**MARYLAND**

**DEPARTMENT OF AGRICULTURE**

50 Harry S. Truman Parkway  
Annapolis, Maryland 21401





William Donald Schaefer  
Governor

Melvin A. Steinberg  
Lt. Governor

Wayne A. Cawley, Jr.  
Secretary

Robert L. Walker  
Deputy Secretary

STATE OF MARYLAND  
DEPARTMENT OF AGRICULTURE  
**MARYLAND AGRICULTURAL  
LAND PRESERVATION  
FOUNDATION**

November 1, 1988

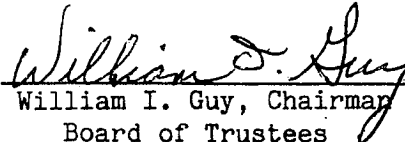
The Honorable William Donald Schaefer, Governor  
The Honorable Thomas V. Miller, Jr., President of the Senate  
The Honorable R. Clayton Mitchell, Jr., Speaker of the House

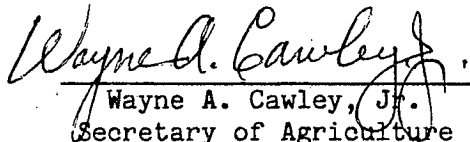
Gentlemen:

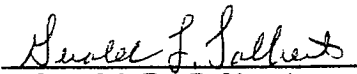
We are pleased to submit the Fiscal Year 1988 Annual Report of the Maryland Agricultural Land Preservation Foundation. In the eleventh year of our program to save Maryland farmland, we continue to experience strong support in the agricultural community. In the past year, acreage enrolled in agricultural preservation districts grew by 14,318 acres, a 10% increase. Acreage permanently preserved by the Foundation's purchase of development rights easements increased by 10,691 acres, showing an 18% growth. Our grand total of 1,052 districts on 151,324 acres and 468 easements on 69,858 acres marks Maryland's program as the most successful of its kind in the United States.

Although our progress has been substantial, unfortunately Maryland has lost far more agricultural acres than it has saved. Our mission is to preserve enough of Maryland's finest farmland to perpetually maintain a viable agricultural industry. Your continued strong support allows us to challenge the future as land use issues grow ever more critical.

Sincerely,

  
William I. Guy, Chairman  
Board of Trustees

  
Wayne A. Cawley, Jr.  
Secretary of Agriculture

  
Gerald F. Talbert  
Executive Director

50 HARRY S TRUMAN PARKWAY, ANNAPOLIS, MARYLAND 21401

(301) 841-5700  
Baltimore/Annapolis Area



(301) 261-8106  
Washington Metro Area

# MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION

## FISCAL YEAR 1988 ANNUAL REPORT

### REVIEW OF PROGRESS

#### GROWTH IN THE PROGRAM

One measure of the health of the Agricultural Land Preservation Program is the continuing establishment of new agricultural preservation districts. Properties in district status provide a pool of potential easement applicants. During FY '88, a 10% increase in the acreage base was achieved as 103 new agricultural preservation districts were established providing protection to 14,318 acres. During the same time period, the program lost 29 districts and 5,525 acres due to district terminations, lot exclusions and acreage adjustments, reflecting a 4% decrease. By the end of the fiscal year, 1,052 districts were enrolled, protecting 151,324 acres.

The purchase of development rights easements also grew significantly. After settlement, 80 new easement properties will add 10,691 acres to the base of permanently preserved agricultural land, an 18% increase over last year's total. The program now totals 468 easement properties providing perpetual protection to 69,858 acres. This retires 46% of the current pool of total district acreage.

The FY '88 Easement Acquisition Program cost \$8.5 million, of which \$7.1 million or 84% are State funds and \$1.4 million or 16% are county funds. The average acquisition cost for FY '88 was \$800 per acre. Although the FY '87 and FY '86 averages were lower at \$766 and \$753 per acre, respectively, the last three years have totalled the greatest annual yields at the lowest average cost in program history. The current historic average acquisition cost rose slightly to \$806 per acre from last year's average of \$804 per acre. Current land use figures for the total acreage base in the program are 63% cropland, 14% pasture, 20% woodland and 3% other uses.

Soil conservation plans are in effect on 72% of existing districts, an increase of 5% over FY '87 and 8% over FY '86 totals. Since FY '85, a criterion has been in effect that requires a soil conservation plan to be developed in order to be eligible to submit an easement application. To date, 136 districts which did not have soil conservation plans prior to district establishment had plans developed as a result of this requirement. Further, since FY '85, landowners who sell development rights easements are required to implement soil conservation plans according to the plan's schedule of implementation. To date, 278 easement properties and 40,949 acres are subject to soil conservation plan implementation.

## **PROGRAM ISSUES IN FY '88:**

### **REDUCTION IN SETTLEMENT TIME**

Over the last several annual reports, issues dealing with time problems have been examined. One perennial problem is the amount of time from an easement applicant's acceptance of the Foundation's offer to purchase the easement to the actual settlement. The Department of General Services (DGS), whose legal staff performs the settlement process, has over the last several years increased staff levels and has worked with the Department of Agriculture to initiate several time saving procedures.

Of all the components of the settlement process, conducting title searches has been the most time consuming. DGS made several procedural revisions, including the creation of multi-year contracts with private sector title companies to perform title searches on a regional basis. The contracts have staggered expiration dates so that only two regions require contract renewal each year. This minimizes significant staff time in the lengthy process of issuing bid packages, meeting with bidders, evaluating submitted bids and selection and approval of new contracts.

Since January, 1987, title searches have been ordered prior to option contract approval by the Board of Public Works. As a result, more settlement checks were ordered at an earlier date for FY '87 easements than for FY '86 easements. Title searches for all FY '88 applicants were ordered prior to making offers. Significantly more settlement checks were ordered at an earlier date for FY '88 easements than for FY '87 easements.

Beginning with FY '89 applicants, the title searches will be ordered earlier in the application cycle. Hopefully, a preliminary review of the title reports could indicate obvious title or survey problems which could be relayed to the applicant at the same time as the offer to purchase the easement or shortly thereafter. The applicant would then have the benefit of knowing all costs necessary for settlement and could begin to resolve title or survey problems months earlier than the current process.

### **LEGISLATION**

The 1988 General Assembly approved legislation affecting the Agricultural Land Preservation Program in two areas. House Bill 1372 created an exception to the Foundation law which previously allowed only a maximum lot size of one acre for the creation of owner's or children's lots. The exception will be applied only in the situation where Maryland Department of the Environment regulations require a minimum lot size of not less than two acres where there is less than four feet of uncompacted soil between the surface and the highest level of the underground water table in a septic field.

Senate Bill 569 created an exception for the purposes of qualifying candidates for membership to the Foundation Board of Trustees. A previous ruling by the State Ethics Commission barred membership to landowners who owned easement properties on the basis that such an arrangement constituted holding a contract with the State and presented the possibility of a conflict of interest. The passage of this bill acknowledges that such persons are generally more knowledgeable about the program and averts the course which would increasingly diminish the available pool of candidates with each successful year of easement acquisitions. The perpetual extent and nature of the deed of easement would warrant the exception to the conflict of interest ruling affecting a more typical contract of a less permanent nature.

## **REGULATIONS**

Several regulation changes took place to establish procedures for routine program transactions. One described the process of excluding owner's or children's lots in an agricultural preservation district. Although similar to the lot exclusion process after an easement is imposed, it specifies that the owner of a district shall sign a statement agreeing that whatever lots are excluded in district status would be deducted from the owner's total eligible development rights should an easement be purchased in the future. The Foundation reviews requests for lots in regard to location on the property, the impact such a location would have on agricultural activity and recommendations from the county including local zoning or other requirements.

Another regulation formalized the process for consideration of requests to terminate districts before five years have passed due to severe economic hardship. The procedure requires an owner to submit a recent financial statement showing total assets and liabilities plus documentation which might include letters from mortgagees, creditors, attorneys, the Internal Revenue Service or others qualified to attest to the severity of his economic situation. In this instance, a decision by the Foundation requires concurrence by the county governing body.

Regulations also modified and clarified the process through which a landowner could request arbitration on the value of a State appraisal affecting an easement offer. The first level of appeal is to the local property tax assessment appeals board. Either the landowner or the Foundation could appeal to the Maryland Tax Court and further appeal to the county circuit court. The final arbitrated value is binding on the landowner and the Foundation for a period of two years. However, arbitration is not binding on the Board of Public Works which has final approval of all offers to purchase easement.

If the final arbitrated value alters a landowner's offer and ranking such that he would have received an offer (if the original offer ranked him below the limit of funding) or that he would have received a higher offer (if he was made an offer) he will be made an amended offer in the next available round of offers before other applicants.

In essence, if arbitration indicates that the State appraisal was in error, affected applicants from a previous round of offers will receive an amended offer in the current round of offers before the current applicants. This is only applied to situations where the amended offer and subsequent ranking would have resulted in an offer within funding limits of the previous year. If the amended offer would increase the ranking but still not high enough to have resulted in an offer in the previous year, the applicant would be ranked among the current applicants.

If the final arbitrated value upholds the original State appraisal value, the original offer is considered rejected by the applicant and he may not reapply for two years from the original application date.

## **TABLES**

### **ACREAGE REDUCTION - Page 11**

The table showing acreage reductions in districts or easement properties lists the five factors that would result in an adjustment of the program's acreage base. The routine exclusion of one acre building lots for original owners and their children totalled 13.9 easement acres. Acres excluded for building lots to date total 32.9 easement acres.

Since 1982, when new lots are created on land on which an easement was purchased, the landowner must pay back the per acre value of the easement offer. A payback is not required on easements purchased prior to 1982 or for lots surrounding dwellings which existed at the time of settlement. The payback amount for FY '88 was \$9,449.51 which brings the total to date to \$17,367.71. Land in districts or easements which is directly impacted by public benefit such as improvements of roads, bridges or culverts is excluded when requested by county governments. Only 3.7 acres were excluded in FY '88 with a payback by a county of \$1,459.54 for excluding 2.1 acres of easement property. To date, 12.8 acres have been excluded for such public improvements with a total payback of \$1,549.04.

The most significant acreage reduction factor in FY '88 was the termination of districts. Six districts totalling 1,391.63 acres were terminated before the normally required five year period due to severe economic hardship. Twenty three districts totalling 3,981 acres terminated after the minimum five year period. To date, 55 districts covering 9,958.3 acres have been terminated, 6% of the gross total acreage base in district status. The gross total acreage base is the current district acreage plus terminated acreage.

In the easement settlement process, acreage adjustments are often made after a title search is performed. The verification of acreage through research of ownership including out-conveyances and surveys, if necessary, 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 net loss in FY '88 is 134.3 acres which brings the total to date to 442.3 acres.

Acreage reductions from all sources total 5,524.6 acres for FY '88. To date, total acreage reductions from all sources total 10,464.2 acres. Adjustments to the district acreage base for FY '88 are shown on the FY '88 District Participation Table on page 12. Adjustments to easement acreage is shown on the FY '88 Easement Participation Table on page 14 for lot exclusions and public benefit, such as road improvements. Adjustments from deeds are reflected in the Historic Perspective Table on page 16.

#### **FY '88 DISTRICT PARTICIPATION - Page 12**

The Foundation approved the establishment of 103 agricultural preservation districts protecting 14,318 acres in FY '88. The new acreage provided a 10% increase to last year's total of 142,531 acres. After acreage adjustments, a new total of 1,052 districts protecting 151,324 acres are enrolled in the program. The average farm size of the new FY '88 districts is 139 acres, down from the FY '87 average of 141 acres. By comparison, the average farm size of all districts is 144 acres, down from last year's average of all districts of 146 acres.

In comparing individual counties, Carroll County still leads the State in district acreage. The number of new districts being established in Carroll County had sharply diminished in the past several years. The 22 districts formed in FY '88 shows more new growth than any other county for the year, as measured by numbers of landowners. Caroline County's FY '88 growth rate dropped to 7% compared to over 50% annual growth in both FY '87 and FY '86. It is second in the State with 20,690 acres, nearly 14% of the state total. The largest acreage gain in the State was in Queen Anne's County with 2,631 acres. Substantial increases were also made in Kent, Harford, Cecil, Charles, Calvert and Baltimore Counties.

On a regional perspective, all regions are growing. The most growth is in the Upper Shore Region, adding 5,601 acres in FY '88 and gaining 2% of the State total while the Central Region declined by about the same amount. Modest gains were made in the Southern and Lower Shore Regions and the Western Region declined slightly.

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 neighbors fared in the program before they sign up to join. Gains made with this type of growth indicate that farmers continue to 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 2,899 acres. Two preservation areas in Carroll County exceed 2,500 contiguous acres and one in Talbot County exceeds 2,000 acres, unchanged from FY '86. There are 14 preservation areas that are between 1,000 and 2,000 acres each, 3 more than FY '87 and 7 more than FY '86. There are 47 preservation areas that are between 500 and 1,000 acres, 3 more than FY '87 and 10 more than FY '86.

**REGIONAL ANALYSIS:**

**PERCENTAGE OF TOTAL DISTRICT ACREAGE**

<b>REGION</b>		<b>FY '85</b>	<b>FY '86</b>	<b>FY '87</b>	<b>FY '88</b>
<b>WESTERN</b>	Garrett				
	Allegany	<b>18.3%</b>	<b>16.4%</b>	<b>15.4%</b>	<b>14.8%</b>
	Washington	19,243 acres	20,391 acres	22,020 acres	22,467 acres
	Frederick				
<b>CENTRAL</b>	Carroll				
	Baltimore				
	Harford	<b>47.5%</b>	<b>44.7%</b>	<b>41.5%</b>	<b>39.4%</b>
	Montgomery	49,973 acres	55,486 acres	59,152 acres	59,619 acres
	Howard				
<b>SOUTHERN</b>	Anne Arundel				
	St. Mary's				
	Calvert	<b>13.6%</b>	<b>12.5%</b>	<b>11.6%</b>	<b>12.1%</b>
	Charles	14,343 acres	15,545 acres	16,511 acres	18,335 acres
	Prince George's				
<b>UPPER SHORE</b>	Queen Anne's				
	Talbot				
	Cecil	<b>18.8%</b>	<b>24.3%</b>	<b>29.5%</b>	<b>31.5%</b>
	Kent	19,776 acres	30,202 acres	42,028 acres	47,629 acres
	Caroline				
<b>LOWER SHORE</b>	Dorchester				
	Wicomico	<b>1.8%</b>	<b>2.1%</b>	<b>2.0%</b>	<b>2.2%</b>
	Worcester	1,946 acres	2,548 acres	2,819 acres	3,273 acres
	Somerset				
	<b>TOTAL ACREAGE</b>		105,281 acres	124,172 acres	142,530 acres

## **FY '88 CERTIFICATION REPORT - Page 13**

The report shows the Certified Agricultural Land Preservation Fund with which FY '88 easement offers were made. The FY '87 certification amount of \$7.8 million left a balance of approximately \$794,000 in late rejected offers and surplus. The offer process must end by the end of the fiscal year.

Approximately \$8.4 million in the Fund's share of agricultural transfer tax is shown as "FY '87 Net Revenue" because it was generated during FY '87 less administrative overhead and available for use in FY '88. The "FY '87 Unexpended Three-Year-Old County Agricultural Transfer Tax" totalling nearly \$656,000 is allocated to special accounts to be applied towards easement acquisitions in the county of origin after a county's local share of agricultural transfer tax was unused for over three years and billed by the Comptroller by law.

Encumbrance cancellations show adjustments in easement purchase due to reductions in acreage after a title search prior to settlement. It could also include situations where landowners subsequently reject offers months after they had initially accepted them.

To the unencumbered fund balance of over \$9.9 million, \$3.0 million in Program Open Space funds were added yielding an FY '88 Certified Agricultural Land Preservation Fund balance of over \$12.9 million. County matching funds provided an additional commitment of \$2.7 million.

## **FY '88 EASEMENT PARTICIPATION - Page 14**

Easement acreage under contract status in FY '88 was determined when offers to purchase easements were accepted by 80 of 104 applicants to permanently protect 10,691 acres. The FY '88 easement acquisition provided an 18% increase to last year's total of 59,182 for a total to date of 468 easement properties permanently protecting 69,858 acres. This amount is significantly more than any other program of its kind in the United States.

Comparing individual county progress, Carroll County still leads the State and the nation with 14,806 acres which is 21.2% of the State total, down from 27% in FY '86. Caroline County added 3,910 acres in FY '88, a 47% county increase, for a new total of 12,317 acres. This represents 17.6% of the State total, up from 12% in FY '86. Kent County added 949.37 acres which nearly doubled its FY '87 total. Significant activity also occurred in Baltimore, Carroll, Frederick, Harford and Queen Anne's Counties.

With the same regions as in the district analysis, easement growth over the last 4 years is as follows:

**REGIONAL ANALYSIS:**

**PERCENTAGE OF TOTAL EASEMENT ACREAGE**

<b>REGION</b>	<b>FY '85</b>	<b>FY '86</b>	<b>FY '87</b>	<b>FY '88</b>
<b>WESTERN</b>	<b>14.5%</b> 5,386 acres	<b>15.6%</b> 7,543 acres	<b>15.9%</b> 9,534 acres	<b>15.2%</b> 10,648 acres
<b>CENTRAL</b>	<b>60.3%</b> 22,498 acres	<b>54.7%</b> 26,472 acres	<b>48.2%</b> 28,957 acres	<b>44.9%</b> 31,374 acres
<b>SOUTHERN</b>	<b>13.5%</b> 5,045 acres	<b>12.2%</b> 5,919 acres	<b>11.2%</b> 6,767 acres	<b>10.2%</b> 7,100 acres
<b>UPPER SHORE</b>	<b>11.7%</b> 4,363 acres	<b>16.8%</b> 8,140 acres	<b>23.4%</b> 14,049 acres	<b>28.2%</b> 19,664 acres
<b>LOWER SHORE</b>	<b>0.0%</b> 0 acres	<b>0.5%</b> 267 acres	<b>1.3%</b> 763 acres	<b>1.5%</b> 1,072 acres
<b>TOTAL ACREAGE</b>	<b>37,292 acres</b>	<b>48,341 acres</b>	<b>60,070 acres</b>	<b>69,858 acres</b>

With an addition of 5,615 easement acres, the Upper Shore Region increased its holdings by 4.8% in the FY '88 Easement Acquisition Program for a total of 28.2%. The Central Region added 2,417 acres but declined from 48.2% of the State total easement acreage to 44.9% in FY '88. The Lower Shore Region increased its percentage slightly but the Western and Southern Regions decreased their percentages slightly.

**FY '88 EASEMENT ACQUISITION PROGRAM - PAGE 15**

This table analyzes average values per county and for the State that had a bearing on the FY '88 accepted offers that will allow 10,691 acres to be placed under easement. Average values are useful to a point but caution should be used in the context in which they might be applied. These values are strictly an average of asking prices and site-specific appraised values of property within each county for FY '88 only pertaining exclusively to those properties on which easement offers were accepted. They should not be regarded as representative values of all farmland in a county.

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 usually 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 '88 average acquisition cost of \$800 per acre is higher than last year's average acquisition cost at \$766 per acre. The drop in acquisition cost in FY '87 and FY '86 was due primarily to the substantial influence of generally lower property values from the Upper Shore Region, providing more than half 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 previous years. Average costs in the Upper Shore Region increased in FY '88.

After all the offers were made, 80 applicants accepted their offers at a total cost of \$8,549,293 of which \$7,155,755.36 or 84% was State funds and \$1,393,537.52 or 16% was county matching funds. The discount value i.e. the savings derived by an offer which was less than the appraised easement value, totalled \$1,321,796. Using the \$800 average acquisition cost per acre as a measure, an additional 2,024.01 acres were acquired in the FY '88 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.

Landowners who disagree with the values established by the State appraisal may file for arbitration with the local property tax assessment appeals board. No cases have been filed as a result of FY '88 easement offers. Over the history of the program, there have been 24 arbitration cases, representing 3% of the 833 easement applicants who could have requested arbitration. To date, 16 have been found in favor of the landowner, 8 found in favor of the State.

#### **EASEMENT ACQUISITION PROGRAM - HISTORIC PERSPECTIVE - Page 16**

The Historic Perspective Table shows easement acquisition by year with the final annual figures reflecting adjustments from deeds and late rejections after an initial acceptance of an easement offer. The total dollar figures and average per acre figures by year for asking price, fair market, agricultural and easement values are based on appraisal acreage and do not reflect adjustments for acreage as settled. The total acquisition cost and per acre averages reflect final dollar figures. Adjustments for total acreage reductions to date due to lot exclusions were made at the bottom of the acreage column. An adjustment to reflect the total payback amount for lot exclusions to date is shown at the bottom of the acquisition cost column.

Over the last nine funded years, 468 of a potential 833 easement applicants, or 56% have accepted offers permanently protecting 69,858 acres. The overall average farm size is 149 acres with annual averages ranging from 134 to 165 acres. The average asking price is \$930 per acre with a range in the annual averages from a low of \$884 per acre to a high of \$1,483 per acre. The average appraised fair market value is \$2,292 per acre, ranging from \$2,118 to \$2,772 per acre. The average appraised agricultural value is \$1,375 per acre with a range of annual averages of \$1,262 to \$1,736 per acre. The average appraised easement value is \$917 per acre, ranging from \$837 to \$1,036 per acre.

The acquisition cost, that which is actually paid, is the asking price or the appraised easement value, whichever is the lower of the two. Landowners may discount their asking prices as a form of competitive bid to improve their ranking and better insure that they will receive an offer. The new average acquisition cost is \$806 per acre with annual averages ranging from \$753 - \$953 per acre.

The discount value over the history of the program totals \$7,684,993 savings by offering a discounted asking price rather than the appraised easement value. Using the historic average acquisition cost of \$806 per acre as a measure, 9,535 more acres were acquired by virtue of the competitive bidding mechanism. This mechanism is the single most cost effective component in the program.

#### **PRESERVATION VERSUS CONVERSION - Page 17**

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 1988 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. In fact, the gap has gotten wider, particularly over the last three years. To date, preservation has supplanted only 40% of the farmland lost during the past seven years, down from 48% last year and 53% in FY '86.

To form a projection to the year 2000, the State has been losing an average of 22,046 acres per year and saving 8,880 acres per year based on performance of the past 7 years. At this pace, over the next 12 years, an estimated additional 264,552 acres could be lost and 106,560 more acres could be preserved leaving a net loss of 157,992 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.

# ACREAGE REDUCTIONS IN DISTRICTS OR EASEMENT PROPERTIES

RECORDED FROM JULY 1, 1987 TO JUNE 30, 1988

COUNTY	OWNER'S OR CHILDREN'S LOT EXCLUSIONS		EXCLUSION BY COUNTY FOR PUBLIC BENEFIT			EARLY TERMINATION FOR SEVERE ECON. HARDSHIP		DISTRICT TERMINATION AFTER 5 YEARS		ACREAGE ADJUSTMENTS FROM DEEDS	TOTALS
	Easement Acreage	Payback Amount	District Acreage	Easement Acreage	Payback Amount	Number	Acreage	Number	Acreage		
ALLEGANY											
ANNE ARUNDEL	-1.0	\$1,022.00								-2.239	-3.239
BALTIMORE	-1.0	\$1,000.00						-2	-415.1267	-2.2224	-418.3491
CALVERT	-1.0	0								+075	-925
CAROLINE	-1.0	\$689.47				0	-15.463	-1	-105.3	-106.562	-228.325
CARROLL	-4.0	\$1,088.04	-1.6043	-2.1069	\$1,459.54			-13	-2,374.49	+6.63	-2,375.5712
CECIL						-1	-384.0			+213	-383.787
CHARLES											
DORCHESTER								-1	-195.54		-195.54
FREDERICK	-0.99	\$850.00						-3	-366.729	-1.856	-369.575
GARRETT											
HARFORD						-4	-726.17			+2.068	-724.102
HOWARD	-5.0	\$4,800.00								+10.417	+5.417
KENT											
MONTGOMERY											
PRINCE GEORGE'S											
QUEEN ANNE'S										-11.231	-11.231
ST. MARY'S											
SOMERSET											
TALBOT						-1	-266.00	-2	-349.48	-31.06	-646.54
WASHINGTON								-1	-174.3		-174.3
WICOMICO										+1.5	+1.5
WORCESTER											
TOTAL	-13.99	\$9,449.51	-1.6043	-2.1069	\$1,459.54	-6	-1,391.633	-23	-3,980.9657	-134.2674	-5,524.5673

MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION  
**FY '88 DISTRICT PARTICIPATION**

COUNTY	RECORDED DISTRICTS AS OF JUNE 30, 1987		APPROVED DURING FY '88		COUNTY ACREAGE GROWTH RATE	ACREAGE ADJUSTMENTS		TOTAL RECORDED AND APPROVED DISTRICTS AS OF JUNE 30, 1988		PERCENTAGE OF TOTAL
	No. of Districts	District Acreage	No. of Districts	District Acreage		No. of Districts	District Acreage	No. of Districts	District Acreage	
ALLEGANY	3	343.49	0	0	0%	0	0	3	343.49	0.2%
ANNE ARUNDEL	52	5,337.1318	1	208.47	4%	0	-3.239	53	5,542.3628	3.7%
BALTIMORE	129	13,849.8482	10	640.549	5%	-2	-418.3491	137	14,072.0481	9.3%
CALVERT	41	5,289.8602	3	720.93	14%	0	-92.5	44	6,009.8652	4.0%
CAROLINE	127	19,634.6847	8	1,283.167	7%	-1	-228.325	134	20,689.5267	13.7%
CARROLL	189	25,749.7501	22	2,183.8967	8%	-13	-2,375.5712	198	25,558.0756	16.9%
CECIL	20	3,768.1	9	1,128.563	30%	-1	-383.787	28	4,512.876	3.0%
CHARLES	10	1,976.773	5	798.505	40%	0	0	15	2,775.278	1.8%
DORCHESTER	9	1,409.04	3	488.56	35%	-1	-195.54	11	1,702.06	1.1%
FREDERICK	80	13,628.4638	2	256.868	19%	-3	-369.575	79	13,515.7568	8.9%
GARRETT	24	3,825.355	3	591.5	15%	0	0	27	4,416.835	2.9%
HARFORD	72	9,188.2345	12	1,140.7176	12%	-4	-724.102	80	9,604.8501	6.4%
HOWARD	54	6,940.7374	1	15.0	0.2%	0	+5.417	55	6,961.1544	4.6%
KENT	20	3,034.1462	8	1,575.266	52%	0	0	28	4,609.4122	3.0%
MONTGOMERY	19	3,423.168	0	0	0%	0	0	19	3,423.168	2.3%
PRINCE GEORGE'S	0	0	0	0	0%	0	0	0	0	0%
QUEEN ANNE'S	44	9,201.922	12	2,631.479	29%	0	-11.231	56	11,822.17	7.8%
ST. MARY'S	21	3,907.472	1	100.3523	26%	0	0	22	4,007.8243	2.6%
SOMERSET	2	348.0	0	0	0%	0	0	2	348.0	0.2%
TALBOT	31	6,389.43	1	252.25	39%	-3	-646.54	29	5,995.14	4.0%
WASHINGTON	25	4,222.9475	1	142.26	3%	-1	-174.3	25	4,190.9075	2.8%
WICOMICO	5	815.82	1	159.99	20%	0	+1.5	6	977.31	0.6%
WORCESTER	1	246.0	0	0	0%	0	0	1	246.0	0.2%
TOTAL	978	142,530.3544	103	14,318.3236	10%	-29	-5,524.5673	1,052	151,324.1107	100%

MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION

FY 1988 CERTIFICATION REPORT

FY'87 Certification	\$7,879,146.11	
FY'87 Easement Encumbrances and Expenditures	(7,084,900.72)	
FY'87 Fund Balance	\$ 794,245.39	
FY'87 Net Revenue	8,430,157.88	
FY'87 Unexpended Three-Year-Old County Agricultural Transfer Tax	655,973.82	
FY'86 Encumbrance Cancellation	75,807.45	
Unencumbered Fund Balance 6-30-87		\$ 9,956,184.54
FY'88 Program Open Space		3,000,000.00
FY'88 Certified MALPF Fund Balance		<u>\$12,956,184.54</u>



MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION  
**FY '88 EASEMENT PARTICIPATION**

COUNTY	EASEMENTS ACQUIRED OR W/ CONTRACT STATUS AS OF JUNE 30, 1987		EASEMENTS OFFERED AND ACCEPTED DURING FY '88		COUNTY ACREAGE GROWTH RATE	LESS: EASEMENT REDUCTIONS Acreage	TOTAL EASEMENTS ACQUIRED OR W/ CONTRACT STATUS AS OF JUNE 30, 1988		PERCENTAGE OF TOTAL
	Number	Acreage	Number	Acreage			Number	Acreage	
ALLEGANY	0	0	1	183.292	100%	0	1	183.292	0.3%
ANNE ARUNDEL	22	2,411.4497	0	0	0%	1.0	22	2,410.4497	3.4%
BALTIMORE	45	5,853.2686	12	1,155.4711	20%	1.0	57	7,007.7397	10.0%
CALVERT	22	3,311.4943	0	0	0%	1.0	22	3,310.4943	4.7%
CAROLINE	51	8,407.8042	29	3,910.183	47%	1.0	80	12,316.9872	17.6%
CARROLL	101	13,916.8969	7	895.4604	6%	6.1069	108	14,806.2504	21.2%
CECIL	2	303.213	0	0	0%	0	2	303.213	0.4%
CHARLES	1	222.75	0	0	0%	0	1	222.75	0.3%
DORCHESTER	0	0	0	0	0%	0	0	0	0%
FREDERICK	31	5,740.2642	6	854.746	15%	0.99	37	6,594.0202	9.4%
GARRETT	10	1,560.41	3	437.0	28%	0	13	1,997.41	2.9%
HARFORD	25	3,287.0187	5	530.111	16%	0	30	3,817.1297	5.5%
HOWARD	27	3,964.7802	0	0	0%	5.0	27	3,959.7802	5.7%
KENT	8	1,055.0442	6	949.37	90%	0	14	2,004.4142	2.9%
MONTGOMERY	9	1,680.2078	1	103.0	6%	0	10	1,783.2078	2.6%
PRINCE GEORGE'S	0	0	0	0	0%	0	0	0	0%
QUEEN ANNES	14	2,715.565	4	790.131	29%	0	18	3,505.696	5.0%
ST. MARY'S	6	835.24	3	320.483	38%	0	9	1,155.723	1.7%
SOMERSET	2	369.0	0	0	0%	0	2	369.0	0.5%
TALBOT	3	1,278.94	1	254.642	20%	0	4	1,533.582	2.2%
WASHINGTON	7	1,873.3975	0	0	0%	0	7	1,873.3975	2.7%
WICOMICO	2	395.63	2	307.54	78%	0	4	703.17	1.0%
WORCESTER	0	0	0	0	0%	0	0	0	0%
<b>TOTAL</b>	<b>388</b>	<b>59,182.3743</b>	<b>80</b>	<b>10,691.4295</b>	<b>18%</b>	<b>16,0969</b>	<b>468</b>	<b>69,857.7069</b>	<b>100%</b>

# FY '88 EASEMENT ACQUISITION PROGRAM

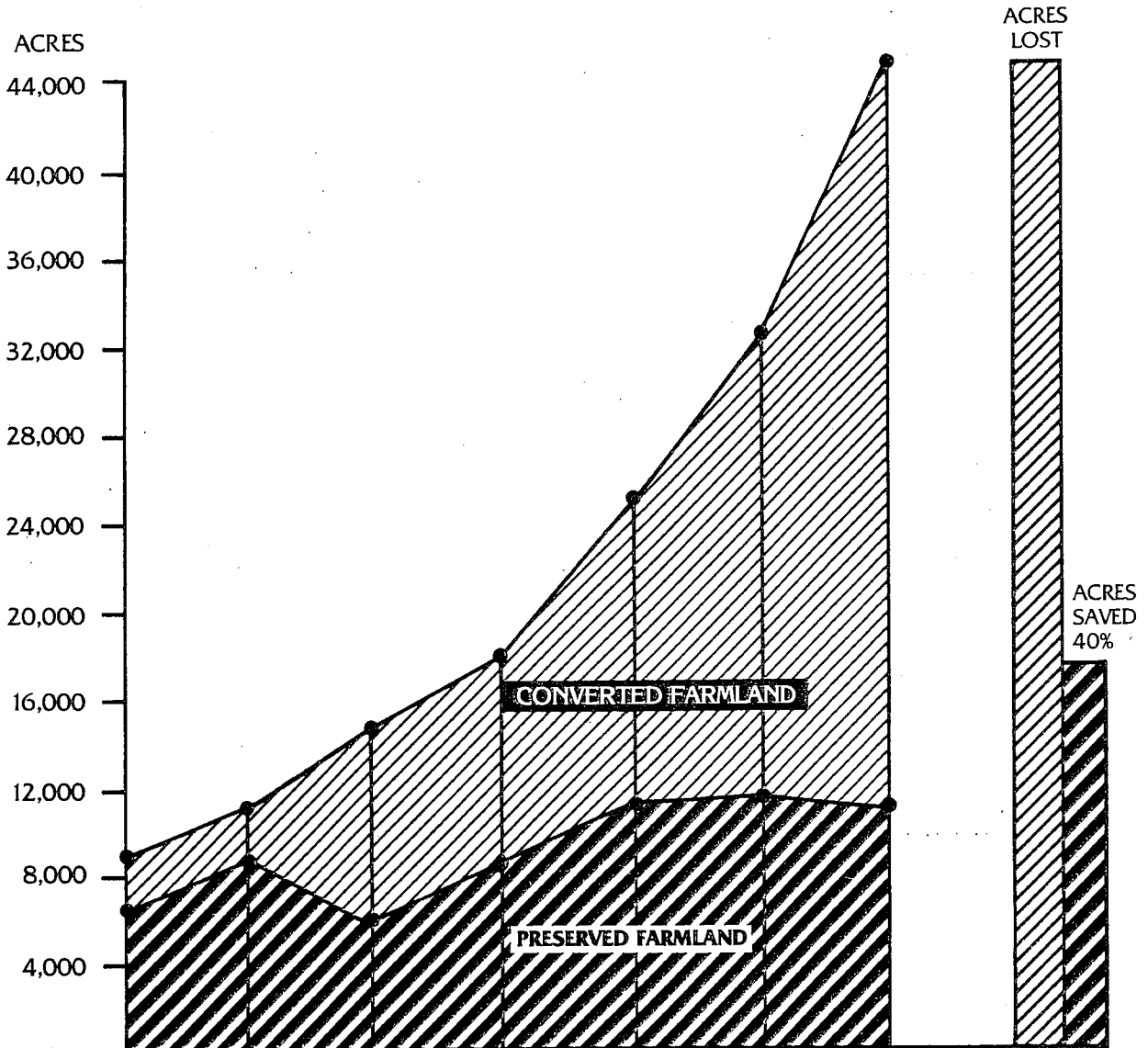
COUNTY	NUMBER OF EASEMENTS	TOTAL OF ACRES	AVERAGE FARM SIZE	AVERAGE ASKING PRICE PER ACRE	AVERAGE FAIR MARKET VALUE/ACRE	AVERAGE AGRI-CULTURAL USE/ACRE	AVERAGE EASEMENT VALUE/ACRE	ACQUISITION COST		DISCOUNT
								PER ACRE	TOTAL	
ALLEGANY	1	183.292	183	\$570	\$927	\$616	\$311	\$57,000	\$311	0
ANNE ARUNDEL	0	0	0	0	0	0	0	0	0	0
BALTIMORE	12	1,155.4711	96	\$1,619	\$3,761	\$1,994	\$1,767	\$1,823,888	\$1,578	\$218,448
CALVERT	0	0	0	0	0	0	0	0	0	0
CAROLINE	29	3,910.183	135	\$579	\$1,805	\$1,088	\$717	\$2,043,701	\$523	\$761,858
CARROLL	7	895.4604	128	\$1,444	\$2,995	\$1,568	\$1,427	\$1,242,786	\$1,393	\$31,014
CECIL	0	0	0	0	0	0	0	0	0	0
CHARLES	0	0	0	0	0	0	0	0	0	0
DORCHESTER	0	0	0	0	0	0	0	0	0	0
FREDERICK	6	854.746	142	\$881	\$2,187	\$1,273	\$914	\$706,844	\$827	\$74,753
GARRETT	3	437.0	146	\$815	\$937	\$571	\$366	\$160,200	\$366	0
HARFORD	5	530.111	106	\$1,250	\$2,321	\$1,332	\$989	\$524,124	\$989	0
HOWARD	0	0	0	0	0	0	0	0	0	0
KENT	6	949.37	158	\$906	\$2,319	\$1,537	\$782	\$729,640	\$769	\$12,426
MONTGOMERY	1	103.0	103	\$2,773	\$3,203	\$1,400	\$1,803	\$185,750	\$1,803	0
PRINCE GEORGE'S	0	0	0	0	0	0	0	0	0	0
QUEEN ANNE'S	4	790.131	198	\$552	\$2,127	\$1,457	\$670	\$424,680	\$537	\$104,739
ST. MARY'S	3	320.483	107	\$941	\$1,464	\$906	\$558	\$176,764	\$552	\$2,069
SOMERSET	0	0	0	0	0	0	0	0	0	0
TALBOT	1	254.642	255	\$950	\$2,980	\$1,580	\$1,400	\$240,010	\$943	\$116,489
WASHINGTON	0	0	0	0	0	0	0	0	0	0
WICOMICO	2	307.54	154	\$1,196	\$1,736	\$976	\$760	\$233,906	\$760	0
WORCESTER	0	0	0	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>80</b>	<b>10,691.4295</b>	<b>134</b>	<b>\$916</b>	<b>\$2,221</b>	<b>\$1,297</b>	<b>\$924</b>	<b>\$8,549,293</b>	<b>\$800</b>	<b>\$1,321,796</b>

MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION  
**EASEMENT ACQUISITION PROGRAM - HISTORIC PERSPECTIVE**

FISCAL YEAR	ACCEPTED OFFERS % TOTAL APPLICATIONS	TOTAL ACRES	AVERAGE FARM SIZE	ASKING PRICE		APPRAISED VALUES				ACQUISITION COST		DISCOUNT VALUE
				AVG. PER ACRE TOTAL AMT.	AVG. PER ACRE TOTAL AMT.	FAIR MARKET AVG. PER ACRE TOTAL AMT.	AGRICULTURAL AVG. PER ACRE TOTAL AMT.	EASEMENT AVG. PER ACRE TOTAL AMT.	AVG. PER ACRE TOTAL AMT.	AVG. PER ACRE TOTAL AMT.	ADDTL ACRES TOTAL AMT.	
1977 to 1980	14 of 18 78%	2,313,043	165 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	58 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	51 of 97 53%	8,157,6447	160 acres	\$898/acre \$7,325,615	\$2,273 acre \$18,539,696	\$1,262/acre \$10,292,869	\$1,011/acre \$8,246,827	\$838/acre \$6,838,017	1,698.94 acres \$1,423,713			
1986	70 of 98 71%	10,990,6083	157 acres	\$942/acre \$10,347,664	\$2,118/acre \$23,282,354	\$1,281/acre \$14,081,344	\$837/acre \$9,201,010	\$753/acre \$8,278,757	1,218.25 acres \$916,127			
1987	77 of 121 64%	11,109,3062	144 acres	\$918/acre \$10,197,369	\$2,303/acre \$25,580,968	\$1,455/acre \$16,165,810	\$848/acre \$9,415,158	\$766/acre \$8,511,352	1,067.74 acres \$817,891			
1988	80 of 104 77%	10,691,4295	134 acres	\$916/acre \$9,798,920	\$2,221/acre \$23,741,280	\$1,297/acre \$13,865,850	\$924/acre \$9,875,430	\$800/acre \$8,549,293	1,652.27 2,024.01 acres \$1,321,796			
TOTAL	468 of 833 56%	69,892,7942 LESS: 35,0873 69,857,7069	149 acres	\$930/acre \$64,947,117	\$2,292/acre \$160,123,250	\$1,375/acre \$96,045,646	\$917/acre \$64,077,604	\$806/acre \$56,311,133 LESS: 22,618 \$56,288,515	9,534.73 acres \$7,684,993			

# PRESERVATION VERSUS CONVERSION

FARMLAND IS LOSING GROUND TO DEVELOPMENT



	1982	1983	1984	1985	1986	1987	1988	TOTAL
CONVERTED FARMLAND	-9,142	-11,036	-14,663	-17,859	-24,831	-32,524	-44,269	-154,324
PRESERVED FARMLAND	+6,899	+8,530	+5,783	+8,158	+10,991	+11,109	+10,691	+62,161
DIFFERENCE	-2,243	-2,506	-8,880	-9,701	-13,840	-21,415	-33,578	-92,163

MARYLAND AGRICULTURAL LAND PRESERVATION FOUNDATION

BOARD OF TRUSTEES

		<u>TERM/TERM EXPIRES</u>	
<u>HONORABLE WAYNE A. CAWLEY, JR.</u> Secretary, MD Dept. of Agriculture 50 Harry S. Truman Parkway Annapolis, Maryland 21401		1-31-79	Ex-officio
<u>HONORABLE LUCILLE MAURER</u> State Treasurer Room 109, Treasury Building Annapolis, Maryland 21401		1-31-87	Ex-officio
<u>MR. WILLIAM I. GUY</u> Chairman Levin Dashiell Road Salisbury, Maryland 21801	Appointed Reappointed	7-1-81 7-1-85	6-30-85 6-30-89
<u>MR. LEONARD E. LOWRY</u> Vice Chairman Route 4, Box 331 Hagerstown, Maryland 21740	Filled unexpired term Appointed Reappointed	7-1-83 7-1-84 7-1-88	6-30-84 6-30-88 6-30-92
<u>HONORABLE CONSTANCE LIEDER</u> Secretary 301 West Preston Street Baltimore, Maryland 21201	Filled unexpired term Appointed	2-27-84 7-1-87	6-30-87 6-30-91
<u>MRS. ERNA CHAPMAN</u> 1660 Riedel Road Gambrills, Maryland 21054	Filled unexpired term Appointed Reappointed	10-20-79 7-1-80 7-1-84	6-30-80 6-30-84 6-30-88
<u>MR. W. MAX BUCKEL</u> 1922 Saratoga Drive Adelphi, Maryland 20783	Filled unexpired term Appointed	1-1-86 7-1-87	6-30-87 6-30-91
<u>MR. DONALD R. STIRN</u> 1051 Route 32 Sykesville, Maryland 21784	Appointed	7-1-85	6-30-89
<u>MR. WILLIAM F. DIXON</u> Route 1, Box 305 Mechanicsville, Maryland 20659	Appointed	7-1-85	6-30-89
<u>MR. THEODORE MALKUS</u> Route 1, Box 1136 Cambridge, Maryland 21613	Filled unexpired term Appointed	3-14-88 7-1-88	6-30-88 6-30-92
<u>MR. GEORGE C. FRY</u> 5224 Augustine Herman Highway Route 33 Cecilton, Maryland 21913	Appointed	7-1-88	6-30-92

AGRICULTURAL LAND PRESERVATION

ADVISORY BOARD CHAIRMEN

ALLEGANY COUNTY

Mr. Kent Fuller  
103 Robertson Lane  
Cumberland, MD 21502

ANNE ARUNDEL COUNTY

Mr. Martin A. Zehner, Jr.  
3011 Patuxent Road  
Davidsonville, MD 21035

BALTIMORE COUNTY

Mr. Wayne C. McGinnis  
19524 Graystone Road  
White Hall, MD 21161

CALVERT COUNTY

Mr. Edward Allen  
Route 1, Box 197  
Prince Frederick, MD 20678

CAROLINE COUNTY

Mr. Gary L. Schoonover  
Rural Delivery 1, Box 314  
Greensboro, MD 21639

CARROLL COUNTY

Mr. Ralph L. Robertson, Jr.  
1420 Old New Windsor  
Westminster, MD 21157

CECIL COUNTY

Mr. Robert L. Knutsen  
130 Knutsen Lane  
Rising Sun, MD 21911

CHARLES COUNTY

Mr. Wade B. Hampton  
Route 1, Box 106-A  
Nanjemoy, MD 20662

DORCHESTER COUNTY

Mr. Steele Phillips  
Star Route  
Vienna, MD 21869

FREDERICK COUNTY

Mr. Harold L. Lenhart  
11223 Old Frederick Road  
Thurmont, MD 21178

GARRETT COUNTY

Mr. George Bishoff  
Star Route, Box 77  
Friendsville, MD 21531

HARFORD COUNTY

Mr. Darrel Comer  
5101 Jolly Acres Road  
Whitehall, MD 21161

HOWARD COUNTY

Mr. James R. Moxley, III  
13155 Route 144  
West Friendship, MD 21794

KENT COUNTY

Mr. Richard S. Tarbutton, Sr.  
Route 1  
Kennedyville, MD 21645

MONTGOMERY COUNTY

Mr. Edward P. Thompson, Jr.  
Post Office Box 72  
Barnesville, MD 20838

PRINCE GEORGE'S COUNTY

Mr. Roland Darcey  
2506 Ritchie-Marlboro Road  
Upper Marlboro, MD 20772

QUEEN ANNE'S COUNTY

Mr. Allen Cohey  
Route 1, Box 633  
Chestertown, MD 21620

ST. MARY'S COUNTY

Mr. James R. Owen  
Hermanville  
Lexington Park, MD 20653

SOMERSET COUNTY

Mr. John Murray  
Route 1  
Princess Anne, MD 21853

TALBOT COUNTY

Mr. Allen Baynard  
Route 1, Box 274  
Trappe, MD 21673

WASHINGTON COUNTY

Mr. David Herbst  
Route 3  
Smithsburg, MD 21783

WICOMICO COUNTY

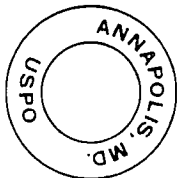
Mr. Richard L. Farlow  
Tingle Road  
Pittsville, MD 21850

WORCESTER COUNTY

Mr. Gerald Redden  
Sandy Ridge Farm  
Girdletree, MD 21829

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

52563 11/88



BULK RATE  
U.S. POSTAGE  
PAID  
Permit No. 318

1/19 1/11

