



ACME TOWNSHIP
FARMLAND & OPEN SPACE PRESERVATION
CITIZENS ADVISORY COMMITTEE
Tuesday Oct 29, 2013 7:00 p.m.
Acme Township Hall
6042 Acme Road, Williamsburg MI 49690

Meeting called to Order at 7:00 p.m.

Members present: D. Hoxsie (Chair), Dan Rosa
Members excused: G. Send
Staff present: N. Lennox, Zoning Administrator/Planner
B. Bourdages, Farmland Preservation

Also present: Gene Veliquette, Jim Goss, Dean Veliquette

1. **Limited Public Comment:** None
2. **Approval of Minutes from April 3, 2013**
Motion by Hoxsie. Seconded by Rosa to approve the meeting minutes as presented. Motion carried unanimously.
3. **Business :**
 1. Update on Sayler Farm and Cherry Country Fruitworks Farm PDR and funding for those purchases. Brian Bourdages states that they have negotiated terms and appraisals are complete. The Sayler Farm is the final round of the initial proposed PDR's. Brian presented a proposed Funding Strategy for the 2 farms.

The next scheduled meeting will be February 5, 2014, at 1:00 pm

Motion to adjourn by Hoxsie, Seconded by Rosa.
Adjourned at 8:30 p.m.

**Proposed Funding Strategy for Acme Farmland Program
October 2013**

Prepared by Brian Bourdages, Farmland Program Manager - Grand Traverse Regional Land Conservancy and contract consultant to Acme Township's Farmland Program.

Acme's farmland program has just one remaining project from Round 1 of their applications to complete. That project is the Saylor Farm. With additional grant funding and the remaining PDR revenue, there is also an opportunity to purchase a significant portion of the highest ranking project in the 2nd round of applications. That project is the Cherry Country Fruitworks Farm located next to the Shoreline Fruit plant and adjacent to the Grand Traverse County Maple Bay Park and Natural Area.

The available funds for the program are as follows:

Acme Township PDR Fund - - - - -	\$613,905 (after bond payments and winter tax collection - this is a conservative estimate)
From Grand Traverse Regional Land Conservancy (GTRLC) (CMI Grant, GLRI Grant, AFT Grant) -	\$788,250
TOTAL FUNDS AVAILABLE - - - - -	\$1,402,555

The proposed funding strategy is as follows:

Saylor Farm:

Rick and Donna Saylor will contribute 25% match in a bargain sale as has been the norm for the program. With a fair market value for their easement of \$980,000, that makes the proposed purchase price \$735,000.

GTRLC has approximately \$155,000 in grant funds from the Clean Michigan Initiative (CMI) which can be utilized for this project and have been approved by the grantor for the Saylor easement purchase.

Proposed Funding Scenario - Saylor Farm - 140 acres

FMV of the easement - - -	\$980,000
Donation from Sayers - - -	\$245,000
Contribution from GTRLC - - -	\$210,000 (CMI + 1/2 of AFT)
Contribution from Acme Township - - -	\$525,000

Cherry Country Fruitworks Farm:

In addition to the \$155,000 GTRLC has in CMI funds, we also have \$523,650 in Great Lakes Restoration Initiative Funds, and a new grant for Acme from American Farmland Trust in the amount of \$110,000. One-half of the AFT funds have been budgeted for the Sayler Farm project above. We propose that remainder of these funds all be devoted to the purchase of an easement on as much acreage as we can from the Cherry Country Fruitworks Farm since that will show additional progress for the program while also stretching the millage dollars into the 2nd round of projects.

Proposed Funding Scenario - Cherry Country Fruitworks Farm - 192 acres

FMV of the easement -	-	-	\$1,285,000
Price per acre for easement (at 75% of FMV			\$5,050/acre
Funds available (Acme Twp + GLRI + AFT)			(\$88,905 + \$523,650 + \$55,000) = \$667,555
Acres that can be purchased-	-		\$132 acres

While all the numbers at this time are conservative, it is hopeful that a modest amount more will ultimately be available.

The Farmland Advisory Committee passed a motion at their meeting on October 29, 2013, recommending that the Town Board support the pursuit of both the Sayler and the Fruitworks Farm agricultural conservation easement purchases with the utilization of remaining township PDR funds and the addition of \$788,250 in grant funds from the Grand Traverse Regional Land Conservancy and recommend the township enter into purchase agreements with each landowner for those purchases subject to final approval by township legal counsel.