

Contract for Services Agreement

This is an Agreement by and between the Grand Traverse Regional Land Conservancy, located at 3860 North Long Lake Road, Suite D, Traverse City, MI 49684 (Conservancy) and Acme Township located at 6042 Acme Road, P.O. Box 434, Acme, MI 49610 (Township).

Whereas, Acme Township has in place a publicly-funded Purchase of Development Rights (PDR) Program.

Whereas, due to limited Township staff time available to administer the PDR Program, assistance is needed to process PDR applications and complete PDR transactions.

Whereas, the Conservancy's mission is to preserve natural, scenic, and farm lands for future generations.

Whereas, the Conservancy has significant experience working with landowners to preserve land through many mechanisms, including the purchase of development rights.

Whereas, the Township and Conservancy see a mutual benefit in working together to ensure a successful PDR program.

Whereas, Acme Township has recently initiated a publicly-funded Purchase of Development Rights (PDR) Program.

Whereas, the Conservancy will hire a full-time Farmland Protection Specialist (FPS) to assist Acme Township and Acme Township to administer their respective programs and complete purchase of development right transactions. The FPS will spend ¼ time on Acme Township projects and ¾ time on Peninsula Township projects.

Whereas, the Conservancy will enter into a separate contract with Peninsula Township for similar services.

Now Therefore, the Township and Conservancy agree as follows:

1. The Township agrees to contract with the Conservancy for assistance in administering their Purchase of Development Rights (PDR) program between June 1, 2007 through May 31, 2008.
2. The Conservancy hereby agrees to dedicate 25% of the FPS position to assisting Acme Township, Acme Township farmland preservation committee, and the Grand Traverse County Farmland Preservation Board.
3. The FPS's duties in assisting the Township will include, but not be limited to the following:
 - a. Work closely with the farmland preservation board of Grand Traverse County per the governing ordinances and approved ballot referenda;
 - b. Field inquires from Acme Township landowners;
 - c. Visit potential PDR property to evaluate its potential for acceptance into the PDR program;
 - d. Coordinate appraisal work for PDR projects;
 - e. Prepare PDR/conservation easement terms;
 - f. Negotiate and draft option agreements;
 - g. Assist with closing transactions related to the projects and publicity;
 - h. Work with Township and grantee's legal counsel to finalize legal documents;
 - i. Monitor and apply for State and Federal PDR funding; and
 - j. Disseminate land conservation information to the public;
4. The fee for services shall be Fourteen Thousand Dollars (\$14,000) for the term of the contract.
5. Township shall provide payment to the Conservancy for above services as follows:
 - a. Payment #1 shall be due on July 15, 2007, in the amount of \$3,500;
 - b. Payment #2 shall be due on September 15, 2007 in the amount of \$3,500;
 - c. Payment #3 shall be due on December 15, 2007 in the amount of \$3,500;
 - d. Payment #4 shall be due on March 15, 2008, in the amount of \$3,500;

6. The FPS will be an employee of the Conservancy, and all employment decisions about the FPS shall be made by the Conservancy, so long as they are not conflicting or inconsistent with this agreement.
7. This agreement shall run from June 15, 2007, through June 14, 2008, and may be renewed by mutual consent of the parties.

IN WITNESS WHEREOF, the parties hereto have made and executed this Agreement on the date indicated below:

Grand Traverse Regional Land Conservancy:

Acme Township:

Glen A. Chown, Executive Director Date

William Kurtz, Supervisor Date