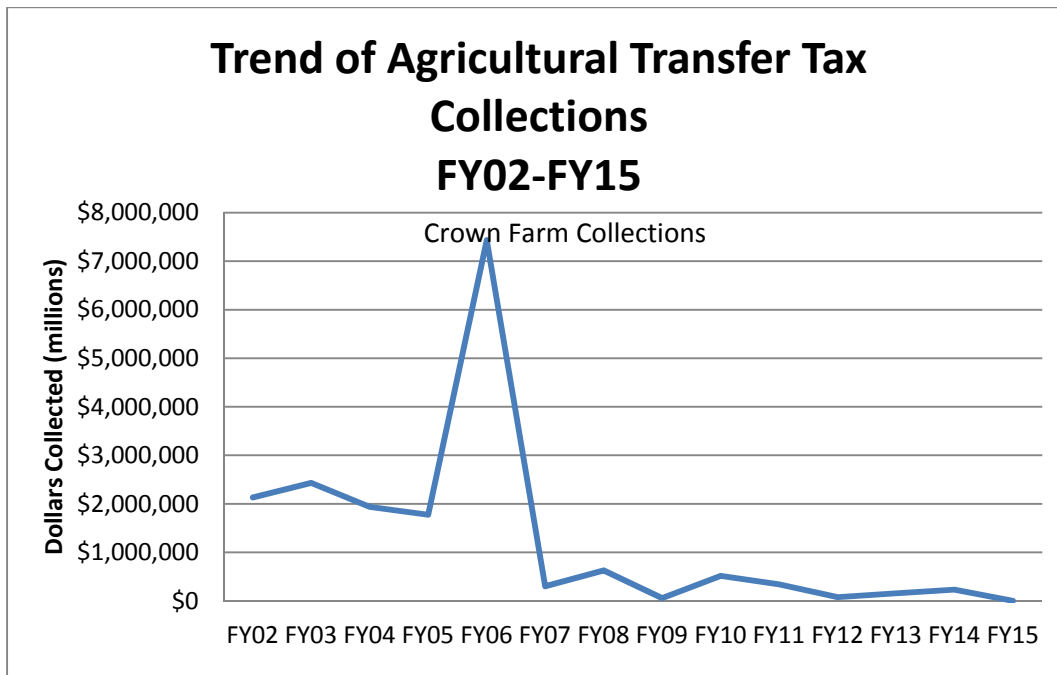


Attachment I
Farmland Preservation Update

FY15 Settled/Pending Easements	Total Cost of Easement	(Status)
• 160.77 acres	\$762,480.00	(Settled)
• 226.51 acres	\$1,448,712.00	(Settled)
• 77.15 acres	\$501,966.00	(Settled)
• 75.28 acres	\$ 470,196.00	(Pending)
• 279 acres	\$1,541,000.00	(Pending)

FY16 Funding Remaining	Source of Funds	(Programed)
Agricultural Transfer Tax	\$0	(Land)
BLT Partial Developer Contributions	\$639,121.12	(PDS-FY15-FY20)
Contributions (Crown Farm)	\$0	(Land/PDS)
Federal Aid	\$0	(Land)
G.O. Bonds	\$0	(Land)
Investment Income	\$800,997	(PDS-FY19-Beyond)
MNCPPC Contribution	\$0	(Land)
State Aid	\$655,221	(PDS-FY15-FY19)



No Easements will be acquired in FY16

Status of the TDR Program

The Council requested a 2015 TDR Update from MNCPPC and DED to assess total TDR receiving capacity and remaining TDRs in the Agricultural Reserve.

The 2008 TDR Update showed total Receiving Capacity or demand was 5,250 TDRs and total supply of 5,000 TDRs remaining in the Agricultural Reserve-Imbalance exists

The 2008 Update showed the TDR utilization by receiving areas ranging from 23% to 79% with an overall utilization rate equal to 58%-Diminished Capacity

For every TDR remaining in the Agricultural Reserve 5,000-TDRs we need total capacity of 10,000 TDRs to eliminate of imbalance of TDR supply and demand. Ratio 1:2

Enhancement for TDR Receiving Areas – What should we recommend?

Expand Redevelopment opportunities for TDRs/BLTs use in residential and commercial space in the Commercial/Residential-C/R, and Employment zones.

Expand the provision to require the purchase of TDRs to provide public benefits exchange for public benefit points.

What are Future Funding Opportunities?

The Ag Preservation Advisory Board-APAB will be conducting a retreat in March-April.

The APAB will submit recommendations for the FY17-18 CIP Budget to the County Executive and County Council including funding alternatives for the farmland preservation.

These funding alternatives may include: Allocation of the Water Quality Protection Charge, Percentage of the County Agricultural Transfer Tax, Percentage of the Development Impact Tax, Allocation of General Obligation Bonds, and Creation of a new Ag Preservation Charge

County Policy since 1992 on Public Owned TDRs

The County Policy does not authorize the sale of public owned TDRs.

The Agricultural Services does not recommend a change in this County Policy.

In absence of selling public TDRs, can the County borrow against value of these Capital Assets?