



AGENDA

CLALLAM COUNTY CONSERVATION FUTURES PROGRAM ADVISORY BOARD

**223 East 4th Street, Room 160
Port Angeles, Washington
February 9, 2022 – 1 p.m.**

****ATTENTION****

In response to the current pandemic, to promote social distancing, and in compliance with Governor's Proclamation and the recommendation of the Clallam County Health Officer, the Conservation Futures Program Advisory Board meetings will be virtual only. The Conservation Futures Program Advisory Board strongly encourages public comments to be submitted in writing.

This meeting can be viewed on a live stream at this link: <http://www.clallam.net/features/meetings.html>

If you would like to participate in the meeting via Zoom audio only, call 253-215-8782 and use meeting ID: 875 561 7844 and passcode: 12345

If you would like to participate in the meeting via Zoom video conference, visit <https://zoom.us/j/8755617844> and use meeting ID: 875 561 7844 and passcode: 12345

Public comment and questions can be directed to the Clerk of the Board at 360-417-2256 or agores@co.clallam.wa.us.

CALL TO ORDER/PLEDGE OF ALLEGIANCE/ROLL CALL

REQUEST FOR MODIFICATIONS/APPROVAL OF AGENDA

PUBLIC COMMENT – Please limit comments to three minutes

APPROVAL OF MINUTES

- Minutes December 8, 2021

REPORTS AND PRESENTATIONS

- Chair Report

BUSINESS ITEMS

- Presentation by Tom Sanford on "Buy, Protect, Sell Model"
- Guideline for Conservation Futures applicant evaluation process

PUBLIC COMMENT – Please limit comments to three minutes

ADJOURNMENT

Conservation Futures 2022 meeting dates:

- March 9, 2022
- April 13, 2022
- May 11, 2022
- June 8, 2022
- July 13, 2022
- August 10, 2022
- September 14, 2022
- October 12, 2022
- November 9, 2022
- December 14, 2022

Conservation Futures

Draft Minutes

December 8, 2021



CLALLAM COUNTY CONSERVATION FUTURES PROGRAM ADVISORY BOARD Minutes of December 8, 2021

MEETING OF THE CONSERVATION FUTURES PROGRAM ADVISORY BOARD

Chair Fleischfresser (in person) called the special meeting to order at 1 p.m., Wednesday, December 8, 2021. Also present were Ruth Jenkins, Susan Bliven, Tom Sanford, Diane Chung, Clea Rome, Robert Knapp, Jeff Carter and Cathy Lear. All members appeared by video or phone. Commissioner Ozias, Kimberly Williams, Christia Skerbeck, Mike Auguer were absent.

REQUEST FOR MODIFICATIONS/APPROVAL OF AGENDA

ACTION TAKEN: Fleischfresser moved to adopt the agenda as presented, no objection, motion carried.

APPROVAL OF MINUTES

- November 10, 2021

Fleischfresser requested to change the word discuss to discussion on the fourth business item.

ACTION TAKEN: Fleischfresser moved to approve as modified, Jenkins seconded, no objection, motion carried

REPORTS AND PRESENTATIONS

- Chair Report

Fleischfresser reported the documents have been reviewed and approved by the Prosecuting Attorney Office. He noted he has forwarded the documents to the Board of Commissioners for review at the Monday, December 13, 2021 BOCC work session.

BUSINESS ITEMS

- Financial updated – Mark Lane, Chief Financial Officer

Lane provided a financial update to the Conservation Futures (CF) Members. CF Members and Lane held discussion.

- Review and discuss final documents approved by the Attorney

CF Members reviewed and discussed the application, selection criteria, priorities and operational policies documents. Fleischfresser reviewed the changes that were discussed during the November 10, 2021 meeting. He noted all documents were forwarded to and approved by the Prosecuting Attorney's Office. He noted documents have been forwarded to the Board of Commissioners for review and approval at the December 13, 2021 BOCC work session.

ACTION TAKEN: Fleischfresser moved to approve the documents as presented, Chung seconded, motion carried

- Review and vote to issue the call for applications notice

Fleischfresser reviewed a draft timeline with the CF Members. Clerk Gores noted that once the BOCC reviews and approves the documents she can format and post to the Conservation Futures Program Advisory Board website. Gores noted this should be done by the end of the 2021 year. Fleischfresser addressed getting the information out to community stakeholders. CF Members discussed the timeline.

ACTION TAKEN: Fleischfresser moved to issue a notice to call for application to be received no later than Monday, March 14, 2022, Bliven seconded, motion carried

NEXT MEETING – Wednesday, January 12, 2022 at 1 p.m.

ADJOURNMENT – Meeting concluded at 2:04 p.m.

Conservation Futures

Presentation

Tom Sanford

Buy, Protect, Sell

A growing model in farmland conservation

Goals

- Farmland in Clallam County is conserved
- Farmland passes from generation to generation with security
 - Current farm landowners and/or farmers (average age 61) can transition smoothly without land converting from agriculture
 - Better access is provided to emerging farmers that cannot compete with highest-best use value

Problem with easement-only model

- When a farmer is ready to retire (or landowner is ready to sell) the fastest, easiest route is to sell to the highest valued buyer. Easements are time consuming (process that may take 1-4 years) and only purchases a portion for value. After the easement an owner still needs to sell the land.
- Doesn't address the issue of building the diversity of farmland access.

Buy, Protect, Sell

1. A land trust buys farmland from current landowner at full appraised value.
2. While the property is under the ownership of the land trust, the property is protected with an agricultural conservation easement
3. The land trust sells the property for farming at the reduced after-easement value with the property protected by the agricultural conservation easement.

Addresses goals and problem.

- Current farmers/landowner can easily and quickly liquidate,
- emerging generations have access at affordable price,
- farm is conserved for agriculture.

Buy

- Purchase from current landowner at full appraisal value
- Funding
 - Conventional Loan
 - Washington State Housing Finance Commission's FarmPAI
 - Fundraising

Protect

- Easement is purchased from the land trust (or its LLC) using sources that include:
 - US Dept. of Agriculture - Agriculture Conservation Easement Program
 - Washington Wildlife and Recreation Program – Farmland Preservation Fund
 - Washington State Dept of Ecology - Floodplains by Design
 - Washington Conservation Commission
 - County Conservation Futures
 - Private fundraising

Sell

- Property is sold at after-easement value.
- Seller can now purchase at a much more affordable price and is selected through consideration of land access goals

Pros and Cons for local land trust

Pros

- Moves risk from landowner/buyer to land trust to increase the likelihood of land staying in agriculture
- Allows current landowner to transition quickly and simply
- Increases access to land for emerging generations of farmers
- If property value appreciates during ownership, net proceeds move to next project.

Cons

- Moves risk from landowner/buyer to land trust
- Increased costs (holding costs, additional transaction)
- 'Buy' money is relatively limited
- If property depreciates in value during ownership, that value (in addition to increased costs) is borne by the land trust.



Conservation Futures

Guideline for Conservation Futures applicant evaluation process

Guideline for CF Applicant Evaluation Process

In seeking a transparent, thoughtful, balanced and equitable outcome for the applicant evaluation process, we, the CF board, will be encouraged to follow the steps below.

- 1) After receiving one or more applications for funding, duly vetted by the County prosecutors, each member should do a solo preliminary evaluation of the applicants' proposal following the criteria established in the document "CF Criteria for Property Selection". During this evaluation, please jot down any points that you feel may require further explanation or research.
- 2) The above "homework" will then be brought for discussion at the next CF Board meeting when every member (both voting and non-voting) will be encouraged to present their assessment of each application, pointing out any concerns that may require further findings.
- 3) Based on 2) above, voting members only will issue their final personal evaluation for each applicant proposal.
- 4) Points for each item of the established evaluation criteria shall be tallied and averaged, and the proposal shall receive a final average Evaluation Criteria Grade.
- 5) The above will be followed for each application received.
- 6) A final discussion among all board members will be conducted, especially in the event of several projects worthy of funding, where the board will consider which, or all, received applications will be funded, with how much, in which priority/sequence etc. Voting members will then cast a vote for final proposal to be submitted to the BOCC for approval.