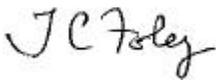


COUNTY OF ALBEMARLE

EXECUTIVE SUMMARY

<p>AGENDA TITLE: Approval of FY 11/12 ACE Appraisals and Easement Acquisitions</p> <p>SUBJECT/PROPOSAL/REQUEST: Approval of three appraisals from Round 11 ACE properties (FY 11/12) and purchase of the top three ranked properties</p> <p>STAFF CONTACT(S): Messrs., Foley, Elliott, Davis, Herrick, Cilimberg, Benish, and Goodall</p> <p>PRESENTER (S): N/A</p> <p>LEGAL REVIEW: Yes</p>	<p>AGENDA DATE: November 7, 2012</p> <p>ACTION: INFORMATION:</p> <p>CONSENT AGENDA: ACTION: X INFORMATION:</p> <p>ATTACHMENTS: Yes</p> <p>REVIEWED BY: </p>
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BACKGROUND:

On June 6, 2012, the Board approved the Acquisition of Conservation Easement (ACE) Committee's request to have the top three ranked properties from the Round 11 applicant pool (FY 11/12) appraised: the Frankfurt, Manning-Smith, and Davis properties (see Attachment A). Based on estimated easement values for these properties prior to the official appraisals, the ACE Committee believed that the ACE Program fund balance would be enough to purchase most or all of the easements. Even if it were not, the Committee believed it would be prudent to obtain appraisals on extra properties in the event that any applications were withdrawn.

The Board of Supervisors determines which easements are to be purchased in the ACE Program. County Code § A.1-111(A) provides: "From the list of applications received under section A.1-110(D), the board of supervisors shall designate the initial pool of parcels identified for conservation easements to be purchased. The size of the pool shall be based upon the funds available for easement purchases in the current fiscal year and the purchase price of each conservation easement in the pool established under section A.1-111(B)." Because it is possible that not every invited applicant will submit an actual offer to sell, if one or more applicants were to drop out of the pool, other applicants would be substituted until the eligible applicants or available funding were exhausted.

STRATEGIC PLAN:

Goal 4. Protect the County's parks and its natural, scenic and historic resources in accordance with the County's established growth management policies.

a. Work in conjunction with key stakeholders to protect the health of our local waterways and other critical natural resources.

DISCUSSION:

The appraisals for the Frankfurt, Manning-Smith, and Davis properties were completed in early August and submitted to the Appraisal Review Committee (ARC) (Attachment B). On September 12, the ARC officially approved each of the appraisals.

The ACE Committee recommends the purchase of easements on the Frankfurt, Manning-Smith, and Davis properties. Acquisition of these easements would eliminate 41 development rights and result in the protection of the following resources:

- 382 acres of farm and forestland, 137 acres of which is "prime" farm and forestland
- 4,300 feet of state road frontage
- 12,900 feet of riparian buffer, including 1,100 feet on the Moormans River, a state scenic river
- 5 acres of mountain top area
- 12,676 feet of common boundary with other protected lands

BUDGET IMPACT:

Funding for the purchase of these conservation easements is available from existing funds in the CIP-Planning-Conservation budget (line-item 9010-81010-580409).

There is \$483,257 of re-appropriated ACE Program funds from FY 11/12 and \$178,000 of appropriated ACE Program funds for FY 12/13, providing a total of \$661,257 of available funds for easement acquisitions. With a projected net cost of \$382,500 for these properties, the ACE Program has enough funding to acquire these three, highest-ranked properties from the FY 11/12 applicant pool (see Attachment C) and have funds in excess of \$270,000 remaining for additional strategic acquisitions. The Office of Farmland Preservation (OFP) plans to make another \$110,000+ grant available to the County's ACE program in early 2013. This matching grant can be used for purchases from the current class of applicants or those in the class of FY12/13. These grant funds, if obtainable, will be held by OFP until the County submits reimbursement requests for 50% of the total acquisition costs.

RECOMMENDATIONS:

Staff recommends that the Board:

- 1) Approve the three (3) appraisals by Pape and Company for applications from the year FY 11/12 applicant pool (see Attachment B);
- 2) Approve the purchase of ACE easements on the top three ranked properties from the year FY 11/12 applicant pool, (the Frankfurt, Manning-Smith, and Davis properties); and
- 3) Authorize staff to invite these three applicants to make written offers to sell conservation easements to the County.

ATTACHMENTS:

[A - Ranking Order of ACE Applicants for Round 11 – FY 11/12](#)

[B - ACE Appraisals and Easement Acquisition Costs for Round 11 – FY 11/12](#)

[C - ACE Budget for Round 11 – FY 11/12](#)

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