

To the Applicant:

This is an application to the City of Ann Arbor's land preservation program. Before you complete this application, it is important for you to read and understand this introduction. If you have any questions at all, please direct them to XXXXXX at XXXXXXXX.

The purpose of this part of the City of Ann Arbor's land preservation program (the Greenbelt) is to protect private agricultural properties and natural areas from future residential, commercial and industrial development, with the voluntary co-operation of willing land owners. The goal is to protect working and undeveloped lands surrounding the City for practical, economic purposes; to protect the Huron River watershed, from which Ann Arbor receives most of its water, from over development; to lessen the burden on expensive urban infrastructure; and to provide a permanent scenic complement to the urban landscape. That is accomplished through an agreement between you and the City; a conservation easement that becomes a permanent part of the deed to your property. You will be compensated by the City, at a level determined by appraisal, from funds dedicated for that purpose, in return for extinguishing your right to develop your property in any way other than that specified in the easement.

This application is for the preservation of land that is to remain private property. It is not intended for park land or other public lands, and in most cases, is not intended for lands that will have general public access.

This is a competitive application process. There are more applications to preserve land than there are monies available for easement purchases. For that reason, your application will be scored and prioritized by a point system that values various attributes of your land and of your application. For more information on the scoring criteria, please see our website, XXXXXXXXXX, or contact the land preservation staff.

Because funds are limited, the City seeks to leverage its dedicated land preservation funds with matching grants from other sources, including federal, state, county and township funds, grants from private land trusts and other non-profit agencies, and from landowners themselves, who may donate some portion of the appraised value of their development rights. The City's goal is to receive at least (20/25/XX) percent of the purchase price of each easement from those sources. Each easement project is unique. The characteristics of your land and its prospective easement will determine the source, or combination of sources, for matching funds.

If your property meets certain City and Federal criteria, the City will apply for funds from the U.S. Department of Agriculture's Farm & Ranchland Protection Program (FRPP), which may pay up to 50 percent of the appraised value of your development rights. **IF YOUR APPLICATION SUCCESSFULLY ATTRACTS FRPP FUNDS**, further matching funds will not be required in most cases, though the City may still seek additional funding partners. **IF A QUALIFIED APPLICATION DOES NOT ATTRACT FRPP FUNDS** (FRPP applications are very competitive), you may opt for your application to be resubmitted for the Federal program at the next available date, or you may withdraw your application, or finally, you may follow the path outlined below.

**IF YOUR PROPERTY DOES NOT QUALIFY FOR APPLICATION TO FRPP FUNDS**, or if your qualified property does not successfully attract FRPP funds, a successful easement will require funding from the other sources already mentioned. Please keep in mind that the City's goal is to secure matching funds to make up at least (20/25/XX) percent of the appraised value of your development rights. In cases where full matching funds are unavailable, you will need to

donate at least some of that value. The land preservation staff will make every effort to research and secure funding opportunities, and to put forward a workable funding package for willing and motivated landowners. You should understand however, that in all cases, and regardless of funding sources, your expression of a commitment to donate some portion of the value of your development rights may enhance the success of your application.

There are many aspects to a successful conservation easement that, in the end, benefits both the city's residents and the participating landowner. Funding is only one of them, but often the most complicated. The City hopes this introduction helps you understand the basic goals of the Greenbelt program, and that it explains the basic parameters of a successful funding effort. Meeting certain funding goals, however, does not by itself guarantee a successful application or preservation project. You are encouraged to thoroughly discuss your application, and the application process, with the Greenbelt staff.

Thanks very much for considering an application,  
Ann Arbor Greenbelt Commission