

Easement Provisions



Local Food Language

Review of Easement Language

- History of easement language
- Local food provisions vs. FRPP provisions
- Staff Recommendation for Subcommittee

History of Easement Language

- All completed easements have been with Farm and Ranch Program (FRPP) template
- FRPP requires a standard easement
 - Little flexibility
 - Works well with row crop agriculture
 - Conservation Plan allows flexibility with changing agriculture
 - Streamlines monitoring
 - Essentially same easement terms for monitor

New easements

- Should GAC consider a new easement for non-FRPP properties?
 - Only \$2.2 million for FRPP state wide
 - Possibility of easements without FRPP funding
 - Challenges of FRPP easement for local food production

Local Food Needs vs. FRPP terms

- Hoop houses important for winter crops
 - FRPP limits impermeable to 2% of surface
- Wind generation may help with cash flow
 - FRPP limits wind generation to on-farm use only
- One large farm may need to be subdivided into smaller farms
 - FRPP does not allow divisions under 100 acres for row crops

Recommendation

□ Form subcommittee:

- 1.) Understand current FRPP terms;
- 2.) Provide recommendations on non-FRPP row crop agriculture easements;
- 3.) Survey other land trusts and talk with local food producers to identify special needs;
- 4.) Provide recommendations on easement terms for local food agriculture easements