

Agenda
Ottawa County Agricultural Preservation Board
West Olive Administration Building – Conference Room C
12220 Fillmore Street, West Olive, MI 49460
Wednesday, June 5, 2024
8:00am – 9:30am



- I. Call to Order
- II. Establish Quorum
- III. Invocation
- IV. Approval of the Agenda for June 5, 2024
- V. Approval of the [Minutes](#) from May 1, 2024
- VI. Public Comment
- VII. New Business

- A. 2024 Farm Selection

Motion: To preserve the _____ property, ____ acres in ____ Township contingent on available funding.

- VIII. Discussion Items
 - A. [Financial Review](#)
 - B. [Farm Updates](#)
 - C. Fundraising
 - i. Farms are the Tapas 2024!
 - ii. Culver's Share Night
 - D. Preservation Farm Sign suggestion change on Purchase Agreement
 - E. Scoring Criteria Work Session – Criterion 2, Future Sustainability discussion.
- IX. Old Business
- X. Next Meeting Date: July 3, 2024
- XI. Adjournment

UNOFFICIAL MINUTES**OTTAWA COUNTY AGRICULTURAL PRESERVATION BOARD**

DATE: May 1, 2024

PLACE: Ottawa County Fillmore Street Complex, Conference Room C

PRESENT: Chair Josh Hucul, Mike Bronkema, Lukas Hill, Kelly Goward, Paul Windemuller, Nate Pyle, Jasmine Kober (Ad Hoc Youth)

ABSENT: Allison Miedema

STAFF: Becky Huttenga, Julie Lamer

PUBLIC: Cliff Meeuwsen, Gary Boersen

CALL TO ORDER / ESTABLISH QUORUM / INVOCATION

The Ottawa County Agricultural Preservation Board met on Wednesday, May 1, 2024. Chair Hucul called the meeting to order at 8:00 a.m. A quorum was present to do business. Hill gave the invocation.

APPROVAL OF THE AGENDA AND MINUTES

APB 24-13	Motion: Approve the agenda for the May 1, 2024 Moved by Bronkema	UNANIMOUS
APB 24-14	Motion: Approve the minutes from the March 13, 2024, meeting. Moved by Hill	UNANIMOUS

PUBLIC COMMENT

Cliff Meeuwsen, Gary Boersen

DISCUSSION ITEMS

A. FINANCIAL REVIEW

None

B. FARM UPDATES

An Ottawa Conservation District MAEAP technician is working with Molyneux to complete a MAEAP Risk assessment. The Rasch property is waiting for preliminary deed approval from NRCS so an appraisal can be ordered. Huttenga discussed with the Rasch's that there are other preservation options available if the required RCPP conservation practices are not acceptable. The Veldheer deed received preliminary approval from NRCS-HQ and the appraisal will be scheduled with Rasch appraisal.

C. FUNDRAISING

1. Farms are the Tapas 2024! Lamer updated that 23 companies have received sponsorship requests. To-date, 5 companies have confirmed sponsorship. 21 restaurants have been contacted to participate in the cooking competition,

UNOFFICIAL MINUTES

4 restaurants have confirmed participation. Auction items are currently being collected. Lamer asked if the Board has any ideas or suggestions for sponsors, restaurants, or auction items, that they can be emailed or texted to her, and she will follow up on the ideas. Lamer asked for Tapas program ideas. Goward suggested asking a few (4-5) of the farmland owners that have preserved their property, to participate in a panel discussion to talk about their experience with the program. Lamer will reach out to landowners and ask if anyone is interested in participating on a panel.

2. Culver's Share Night. Becky shared an update for this event. This is a Kent County event. If the event is successful, Ottawa County will organize an event. The date is June 25, 5pm-8pm, with 8 locations in Kent County participating. Culvers donates 10% of the proceeds from the evening. Becky suggested the Standale location can be staffed by Ottawa County. Staff will send out an invitation to volunteer at the Standale restaurants. Goward will work with her staff to print posters for the event.

D. SCORING CRITERIA WORK SESSION – CRITERION 4 CROP PRODUCTION TYPE/ECON IMPACT DISCUSSION

Huttenga reviewed the Ordinance, section 6, requirements and compared the ordinance to the current ACEP ranking and a draft 2025 Ottawa County scoring section. After reviewing the draft, Huttenga/Staff will redraft the economic impact section reducing the available points. Refine the conservation practices and reduce the points. Combine the projected growth and density per square mile points under the development pressure section. Points for soil are already elevated and will be reviewed. Proximity to other preserved parcels will be reviewed and possibly reduce the points. Staff will send out a revised draft before the June meeting. Huttenga will add a few more scoring criteria to the google drive folder that contains scoring criteria from a few other programs. Staff will ask the planners if there is a future land use map showing all the townships.

NEW BUSINESS

None

OLD BUSINESS

The TDR meeting is scheduled for May 22, 8am-10am with Paul LaBlanc, Staff will send an invitation.

NEXT MEETING

June 5, 2024

ADJOURNMENT

APB 24-15 Motion: To adjourn the meeting at 9:35 a.m.
Moved by Bronkema

UNANIMOUS



Agricultural Preservation Board

Ottawa County Farmland Preservation Non-Endowed Fund

Statement of Activity - 1st Quarter 2024

Expenses

Date	Vendor	Description	Amount
1/18/2024	Peoples Company	Appraisal (Molyeneux)	\$4,500.00
2/5/2024	Amazon	Postcards for Application Open House Mailing	\$134.99
2/15/2024	Zeeland Charter Township	Sign Permits (Holstege & Jongekrijg)	\$200.00
2/22/2024	Transnation Title Agency	Closing (Holstege)	\$94,069.60
2/27/2024	Ottawa County ROD	Recording Fee (Holstege)	\$30.00
3/7/2027	River Valley Title	Closing (Jongekrijg)	\$465,995.00
3/14/2024	Pitney Bowes Bank	Bulk Postage (Application Postcard Mailing)	\$326.54
3/22/2024	Ottawa County DSI	Staffing Reimbursement (Jongekrijg)	\$12,365.00
3/28/2024	River Valley Title	Miscalculation of Title Insurance (Jongekrijg)	\$711.00
3/31/2024	Pitney Bowes Bank	Postage (2nd Quarter)	\$6.62
3/31/2024	CFHZ	Administrative Expenses/Fees	\$44.06

Total Quarter Expenses: **\$578,382.81**

Revenue

Date	Description of Donation	Amount
2/5/2024	State Grant MDARD Easement Portion (Jongekrijg)	\$462,334.00
3/13/2024	Transnation Title (Grant Processing Fee - Holstege)	\$7,860.00
3/21/2024	River Valley Title (Grant Processing Fee - Jongekrijg)	\$19,620.00
3/25/2024	Farms are the Tapas Sponsorship	\$2,200.00
3/31/2024	Interest & Dividends	\$279.06
3/31/2024	Realized Gains/Losses	\$123.38
3/31/2024	Unrealized Gains/Losses	\$5,657.44
3/31/2024	Other additions/subtractions	\$300.00

Total Quarter Revenue: **\$498,373.88**

Beginning Balance	\$253,130.42	12/31/2023
Expenses	-\$578,382.81	
Revenue	\$498,373.88	
Ending Balance	\$173,121.49	3/31/2024
Restricted Funds	\$107,000.00	Veldheer Farm \$72,000 & Rasch Farm \$35,000
Available Balance	\$66,121.49	



Agricultural Preservation Board

Ottawa County Farmland Preservation Non-Endowed Fund #2

Statement of Activity - 1st Quarter 2024

Expenses

Date	Vendor	Description	Amount

Total Quarter Expenses: **\$0.00**

Revenue

Date	Description of Donation	Amount
3/31/2024	Interest & Dividends	\$8,212.77

Total Quarter Revenue: **\$8,212.77**

Beginning Balance	\$1,016,200.30	<i>12/31/2023</i>
Expenses	\$0.00	
Revenue	\$8,212.77	
Ending Balance	\$1,024,413.07	<i>3/31/2024</i>
Restricted Funds	\$0.00	
Available Balance	\$1,024,413.07	



Agricultural Preservation Board

Ottawa County Farmland Preservation Endowed Fund Statement of Activity - 1st Quarter 2024

Expenses

Date	Vendor	Description	Amount
3/31/2024	CFHZ	Administrative Expenses/Fees	\$498.45

Total Quarter Expenses: **\$498.45**

Revenue

Date	Description of Donation	Amount
3/31/2024	Interest & Dividends	\$100.99
3/31/2024	Realized Gains/Losses	\$48.19
3/31/2024	Unrealized Gains/Losses	\$2,166.84

Total Quarter Revenue: **\$2,316.02**

Beginning Balance	\$51,950.88	12/31/2023
Expenses	-\$498.45	
Revenue	\$2,316.02	
Ending Balance	\$53,768.45	3/31/2024
Restricted Funds	\$0.00	
Available Balance	\$53,768.45	



Agricultural Preservation Board

Ottawa County Farmland Preservation Non-Endowed Fund

Statement of Activity - 2nd Quarter 2024

Expenses

Date	Vendor	Description	Amount

Total Quarter Expenses: **\$0.00**

Revenue

Date	Description of Donation	Amount
4/17/2024	Farms are the Tapas Sponsorship	\$400.00
4/26/2024	Farms are the Tapas Sponsorship	\$400.00
4/29/2024	Farms are the Tapas Sponsorship	\$500.00
5/1/2024	Farms are the Tapas Sponsorship	\$400.00
5/1/2024	Farms are the Tapas Sponsorship	\$400.00
5/8/2024	Farmland Preservation Donation	\$25,000.00

Total Quarter Revenue: **\$27,100.00**

Beginning Balance	\$173,121.49	3/31/2024
Expenses	\$0.00	
Revenue	\$27,100.00	
Ending Balance	\$200,221.49	5/22/2024
Restricted Funds	\$107,000.00	Veldheer Farm \$72,000 & Rasch Farm \$35,000
Available Balance	\$93,221.49	



Ottawa County
Farm Where You Belong

Agricultural Preservation Board

**Ottawa County Farmland Preservation Non-Endowed Fund #2
Statement of Activity - 2nd Quarter 2024**

Expenses

Date	Vendor	Description	Amount

Total Quarter Expenses: **\$0.00**

Revenue

Date	Description of Donation	Amount

Total Quarter Revenue: **\$0.00**

Beginning Balance	\$1,024,413.07	3/31/2024
Expenses	\$0.00	
Revenue	\$0.00	
Ending Balance	\$1,024,413.07	5/22/2024
Restricted Funds	\$0.00	
Available Balance	\$1,024,413.07	



Agricultural Preservation Board

Ottawa County Farmland Preservation Endowed Fund Statement of Activity - 2nd Quarter 2024

Expenses

Date	Vendor	Description	Amount

Total Quarter Expenses: **\$0.00**

Revenue

Date	Description of Donation	Amount

Total Quarter Revenue: **\$0.00**

Beginning Balance	\$53,768.45	<i>3/31/2024</i>
Expenses	\$0.00	
Revenue	\$0.00	
Ending Balance	\$53,768.45	<i>5/22/2024</i>
Restricted Funds	\$0.00	
Available Balance	\$53,768.45	



Farm Updates – June 2024

Ottawa County
Farm Where You Belong

Molyneux Property – Wright Township

155.1 acres; field crops; 2023 applicant; appraised at \$1,239,000

- ACEP funding was awarded then rescinded; County can appeal the decision

Rasch Property – Chester Township

74.32 acres; apples and peaches; 2023 applicant; estimated value of \$418,000

- Appraisal in process; site inspection occurred on May 13.

Veldheer Property – Olive Township

36 acres; cattle, sheep, and field crops; 2022 applicant; appraised at \$316,000

- Supplemental appraisal reflects \$28,000 increase in value.

Jongekrijg Property – Zeeland Township

92.55 acres; beef cattle and field crops; 2022 applicant; preserved for \$981,000 in March 2024

Holstege Property – Zeeland Township

38.1 acres; beef cattle and field crops; 2021 applicant; preserved for \$393,000 in February 2024

Bronkema Property – Olive Township

123.12 acres; sheep, dry beans, and field crops; 2020 applicant; preserved for \$675,000 in December 2022

DeHaan Property – Blendon Township

37 acres; beef cattle and field crops; 2019 applicant; preserved for \$315,000 in September 2021

Jim Klein Property – Chester Township

168.2 acres; field crops; 2019 applicant; preserved for \$585,000 in November 2020

Kruithoff Property – Chester & Wright Townships

147.43 acres; hog & cash Crop; 2018 applicant; preserved for \$405,000 in July 2020

Klein Property – Chester Township

55.63-acres; beef cattle and field crops; 2017 applicant; preserved for \$160,000 in July 2018



Farm Updates – June 2024

Ottawa County
Farm Where You Belong

Hehl Property – Polkton Township

34.9-acres; hogs, beef cattle, and poultry; 2015 applicant; preserved for \$87,000 in August 2016

Total acres preserved to date: 696.93