

Agenda
Ottawa County Agricultural Preservation Board
West Olive Administration Building – Conference Room C
12220 Fillmore Street, West Olive, MI 49460
Wednesday, November 6, 2024
8:00am – 9:30am

- I. Call to Order
- II. Establish Quorum
- III. Invocation
- IV. Approval of the Agenda for November 6, 2024
- V. Approval of the [Minutes](#) from September 4, 2024
- VI. Public Comment
- VII. New Business

- A. [Scoring Criteria](#)

Motion: To approve and forward to the Board of Commissioners the 2025 Purchase of Development Rights Scoring Criteria, contingent upon inclusion of final edits recommended by Ag Board members

- VIII. Discussion Items
 - A. Financial Review
 - B. [Farm Updates](#)
 - C. Fundraising
 - D. Board Member Appointments
- IX. Old Business
- X. Next Meeting Date: December 4, 2024
- XI. Adjournment

OTTAWA COUNTY AGRICULTURAL PRESERVATION BOARD

DATE: September 4, 2024
PLACE: Ottawa County Fillmore Street Complex, Conference Room C
PRESENT: Chair Josh Hucul, Mike Bronkema, Kelly Goward, Nate Pyle, Lukas Hill, Allison Miedema, Jasmine Kober (Ad Hoc Youth)
ABSENT: Paul Windemuller
STAFF: Becky Huttenga, Julie Lamer, Paul Sachs, Rich Lakeberg
PUBLIC: None

CALL TO ORDER / ESTABLISH QUORUM / INVOCATION

The Ottawa County Agricultural Preservation Board met on Wednesday, September 4, 2024. Chair Hucul called the meeting to order at 8:00 a.m. A quorum was present to do business. Pyle gave the invocation.

APPROVAL OF THE AGENDA AND MINUTES

APB 24-27	Motion: To approve the agenda for the September 4, 2024 meeting Moved by Hill	UNANIMOUS
APB 24-28	Motion: To approve the minutes from the August 7, 2024 meeting Moved by Bronkema	UNANIMOUS

PUBLIC COMMENT

None

NEW BUSINESS

A. 2025 Scoring Criteria

Huttenga shared the scoring outcome from the 2023 and 2024 scoring results to the suggested 2025 scoring.

APB 24-29	Motion: To recommend and forward to the Board of Commissioners the 2025 Purchase of Development Rights Scoring Criteria, contingent on the Board's consensus approving Economic Impact Criteria Revision: and 2024 applicant ranking, as per the Farmland Development Rights Ordinance Sections 6 and 7G, respectively. Moved by Miedema	UNANIMOUS
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B. Jongekrijg Easement

Huttenga shared Jongekrijg's request to build a barn on his easement. Huttenga is working with the NRCS for approval.

UNOFFICIAL MINUTES

APB 24-30 Motion: To approve construction of a 42X64 pole barn within the easement boundary, consistent with the provisions in Section I, Paragraph 2(C) in Exhibit B of the easement deed and contingent on approval by the Chief of NRCS.
Moved by Hill UNANIMOUS

DISCUSSION ITEMS

A. FINANCIAL REVIEW

The Board reviewed the 3rd quarter Non-Endowed and Endowed funds.

B. FARM UPDATES

Rillema appraisal has been completed. Huttenga shared that funding options are being explored for the Rillema property. Two rounds of funding for the IRA-ACEP grant are being offered, one due Oct 4, 2024 and a second one due December 20. The general ACEP application due date is expected to be January 2025. Staff will submit ACEP applications for the Rillema and Rasch properties. The ACEP funding for Molyneux property was reinstated and staff will apply for MDARD funding for that property also.

C. FUNDRAISING

Farms are the Tapas 2024!

Lamer shared the latest flyer and encouraged Board members to invite guests to attend the event. Hucul or Windemuller will be the emcee.

OLD BUSINESS

A. Appeal Hearing

Appeal decision letter favoring the County was included in the packet.

NEXT MEETING

October 2, 2024.

ADJOURNMENT

APB 24-31 Motion: To adjourn the meeting at 9:31 a.m.
Moved by Pyle UNANIMOUS



Ottawa County Purchase of Development Rights Program Scoring Criteria

The Ottawa County Farmland Development Rights Ordinance (13-1), as amended, authorizes Ottawa County to purchase development rights to farmland from landowners who voluntarily offer those rights for sale. The purpose of this ordinance is to protect farmland from future development. These scoring criteria are designed to prioritize land for preservation based on specific characteristics identified by the local Agricultural Preservation Board. Each year, parcels will be prioritized based on score; however, the Agricultural Preservation Board will also evaluate each parcel individually and, if deemed necessary, reprioritize the applications, per Section 7F of the Ordinance. These scoring criteria are evaluated annually and revised as needed.

1. AGRICULTURAL CONSERVATION EASEMENT PROGRAM (ACEP) SCORE

Priority is placed on applications that have a higher probability of receiving ACEP funding from the Natural Resource Conservation Service. Further, the ACEP Ranking Form addresses a number of criteria that are valued by Ottawa County. Total points awarded on the ACEP Ranking Form, which is included in its most current version as an addendum to this Scoring Criteria, will be entered here. *400 points possible.*

Points for Criterion 1:

2. DEVELOPMENT PRESSURE

Ottawa County is the fastest growing county of the top ten most populous counties in the State. Its population is projected to grow by 6.7% by 2030. Population density in 2022 was 534 person per square mile. Priority is placed on preserving parcels located in townships have higher projected population growth and density, both indicators of potential development pressure that could lead to farmland loss. *55 points possible.*

- Jamestown..... 55 pts
- Blendon..... 50 pts
- Tallmadge 45 pts
- Park 40 pts
- Zeeland..... 35 pts
- Crockery..... 30 pts
- Olive 25 pts
- Robinson 20 pts
- Polkton..... 15 pts
- Wright 10 pts
- Chester 5 pts

Points for Criterion 2:

3. ECONOMIC IMPACT

Priority is placed on farmland that produces one or more of the many specialty crops (as defined by the [United States Department of Agriculture](#)) that are critical to Ottawa County’s agricultural industry or produces products in one of the top five market sectors in ag receipts (2022 Ag Census). In addition, agricultural products that are sold locally have a greater economic impact. Note: points are awarded only for the crop that comprises the majority of the revenue for the farm enterprise. *35 points possible.*

- Specialty crop(s) and/or Nursery/greenhouse/floriculture/sod 25 pts
- Poultry/eggs 20 pts
- Fruit/tree nuts/berries or other Specialty Crops 15 pts
- Milk from cows 10 pts
- Grains/oilseeds/dry beans/dry peas 5-10 pts
- Products are direct marketed locally 10 pts

Points for Criterion 3:

4. CONSERVATION PRACTICES

Priority is placed on property on which conservation best practices are planned and/or implemented to help maintain the agricultural productivity and environmental sustainability of the land. Points are awarded for properties that have had any of the following completed or updated within the past three years. *55 points possible.*

- RMS Level Conservation Plan 10 pts
- Comprehensive Nutrient Management Plan 10 pts
- Irrigation Management Plan 10 pts
- MAEAP Verified – Cropping 10 pts
- MAEAP Verified – Livestock 10 pts
- MAEAP Risk Assessment(s) completed (only if not MAEAP verified in any systems) 5 pts

Note: zero points will be awarded if the farm operation, in the last three years, has been found by the Michigan Department of Agriculture and Rural Development to be in violation (problem not resolved within the allotted time frame) of the Michigan Right to Farm Act or has been found to be in violation of State environmental statutes.

Points for Criterion 4:

5. FUTURE SUSTAINABILITY FOR AGRICULTURAL PRODUCTION

Priority is placed on parcels located in areas that have the greatest ability to sustain agriculture in the long term with the least amount of conflict with neighboring landowners and competing land uses. This approach provides the benefits of clustering for farm related land use. Points can be awarded for each of the bullet points below that apply to the property. *55 points possible.*

- Future land use planned for agriculture 20 pts
- 100% of directly adjacent parcels are zoned for agriculture 15 pts
- >2 miles from municipal water connection 10 pts
- Succession and/or Land Transfer plan is documented 10 pts

Points for Criterion 5:

Total Points Awarded: _____

Total Score Possible: 600 points

Commented [BH1]: Moved Specialty Crop to this line because fruits/nuts/berries are also specialty. And we can't give more points for Specialty crops that are NOT fruits/nuts/berries.

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Commented [BH2]: Added this in because I just flat missed it last time. This is where it SHOULD have been during our conversation. The preamble even states top five markets sectors. I only had four listed, and I did not have a 5 point item. Sure looks like an editing oversight by me.

FOR INTERNAL USE ONLYPurchase of Development Rights Program Scoring Criteria Overview**Ottawa County**

Primary Characteristics	Points Possible	Points Awarded
1. Agricultural Conservation Easement Program (ACEP) score	400	
2. Development Pressure	55	
3. Economic Impact	35	
4. Conservation Practices	55	
5. Future Sustainability for Agriculture	55	
Total Points	600	



Farm Updates – November 2024

Ottawa County
Farm Where You Belong

In-process property summary				
Property Owner	Rillema	Molyneux	Rasch	Veldheer
Status	Selected	Partially funded	Partially funded	Preparing to close
Selection Year	2024	2023	2023	2022
Acres	45.5	155.1	74.32	36
Easement Value				
Estimated				
Appraised	\$459,000	\$1,239,000	\$606,000	\$316,000
Funding Plan				
Landowner Donation	\$119,340	\$322,140	\$157,560	\$79,000
County Contribution: Regular		\$123,000		\$79,000
County Contribution: Groundwater	\$114,750			
Federal Grant: ACEP	\$224,910	\$441,711	\$242,469	
Federal Grant: RCPP				\$158,000
Mi Ag Pres Fund		\$352,149	\$205,971	
math check	\$459,000	\$1,239,000	\$606,000	\$316,000

Italics = Funds Pending

Rillema Property – Blendon Township

45.5 acres; field crops; 2024 applicant; appraised value \$459,000

- ACEP application submitted 10/4/2024

Molyneux Property – Wright Township

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

- ACEP funding was reinstated
- MAPF application will be submitted

Rasch Property – Chester Township

74.32 acres; apples and peaches; 2023 applicant; appraised at \$606,000



Farm Updates – November 2024

Ottawa County
Farm Where You Belong

- ACEP application submitted 10/4/2024

Veldheer Property – Olive Township

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

- Preparation for closing in late 2024 continues

Jongekrijg Property – Zeeland Township

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

- Barn construction approved; awaiting building envelope approval

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

Kruihoff Property – Chester & Wright Townships

148.3 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

- MDARD is requiring the easement to be amended to allow Kleins to continue taking the PA116 credit

Hehl Property – Polkton Township

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