



New York State
Grants Gateway

Round 15 Farmland Protection Implementation Grants (FPIG) Program - Request For Applications

Farmlands Forever

AGM01-FPIG-2017-00001

Gateway Farms Option Agreement Project

Submitted: Dec 26, 2017 2:31PM

Grant Opportunity:

- Department of Agriculture & Markets
- AGM01-FPIG-2017

Organization:

- Not-For-Profit
- Organization SFS Vendor ID: 1000000624
- Grant Amount Requested: \$61,603.00

Organization	Grant Opportunity	Application #	Project Title	Date/Time Submitted
Farmlands Forever	Round 15 Farmland Protection Implementation Grants (FPIG) Program - Request For Applications	AGM01-FPIG-2017-0001	Gateway Farms Option Agreement Project	Dec 26 2017 2:31PM

Submission Information

Submission Date: Dec 26 2017 2:31PM

Submitted By: Jeff Signatory

Submitter's Role: Grantee Contract Signatory

The organization representative listed above agreed to the following:

By clicking the **I Agree** button below, you certify and agree that you are authorized on behalf of the applicant and its governing body to commit the applicant to comply with the requirements of Article 15-A of the New York State Executive Law: Participation By Minority Group Members and Women With Respect To State Contracts by providing opportunities for Minority-owned Business Enterprise (MBE)/Woman-owned Business Enterprise (WBE) participation. You further certify that the applicant will maintain such records and take such actions necessary to demonstrate such compliance throughout the completion of the project.

By clicking the **I Agree** button below, you certify that you are authorized on behalf of the applicant and its governing body to submit this application. You further certify that all of the information contained in this Application and in all statements, data and supporting documents which have been made or furnished for the purpose of receiving Assistance for the project described in this application, are true, correct and complete to the best of your knowledge and belief. You acknowledge that offering a written instrument knowing that the written instrument contains a false statement or false information, with the intent to defraud the State or any political subdivision, public authority or public benefit corporation of the State, with the knowledge or belief that it will be filed with or recorded by the State or any political subdivision, public authority or public benefit corporation of the State, constitutes a crime under New York State Law.

Organization	Grant Opportunity	Application #	Project Title	Date/Time Submitted
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Project/Site Addresses

Gateway Farms
 123 Scenic Vista Road
 Scenic Vista, NY 12345
 County: Columbia County
 Regional Council: (N/A)
 Agency Specific Region: Hudson Valley

Project Statewide: No

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Program Specific Questions

Gateway Farms Option Agreement Project

a.) If this is a Joint Proposal, please identify the partnering entity that will be the co-applicant.

b.) Please identify the County(ies) in which the proposed Option Agreement Project is located.

Columbia

c.) Please be sure to respond to both parts of this question. Authorized Representative of applicant entity: Part 1: Please provide contact information for the Authorized Representative of the applicant entity. Please provide Full Name, Phone Number, and Email Address of the Authorized Representative. Part 2: Please submit a copy of a resolution that was passed by the governing body of the applicant that documents the applicant entity's authorization to submit this grant application to the State of New York.

Sid Smith (518) 123-4567 ext 1 sid.smith@farmlandsforever.org

Uploaded Document:

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4516619-progspecquesc-authorizingresolutionupload-gatewayf.pdf

d.) Principal Contact of applicant entity: If the applicant entity intends for someone other than the Authorized Representative of the applicant entity to serve as a "Principal Contact" regarding the content of this application, please provide contact information for that individual. Please provide Full Name, Phone Number, and Email Address of the Principal Contact of the applicant entity.

Jen Jones (518) 123-4567 ext 4 jen.jones@farmlandsforever.org

e.) Please be sure to respond to both parts of this question. Part 1: Please identify all landowners involved in the proposed Option Agreement Project. For each landowner, include Name, Farm Name (if applicable), Address, Phone Number, and Email address. Part 2: A letter signed by all participating landowners or a signed letter from each participating landowner must be submitted. Each letter should be composed by the landowner(s) participating in the proposed project. Each letter must clearly describe the rationale for why each landowner has chosen to enter into an option agreement at this time.

Frank Gateway, Cindy Gateway, Jeffrey Gateway Gateway Farms 123 Scenic Vista Road Scenic Vista, NY 12345 (518) 123-9876 beef4u@gatewayfarms.com

Gateway Farms Option Agreement Project

Uploaded Document:

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4516619-programspecificquestione-landownerletterupload-gat.pdf

- f.) Farm Operation(s): Please identify only one person, either the owner or other principal decision maker, of each Farm Operation associated with this proposed Option Agreement Project. Please include the person's full name, Farm Name, Address, Phone Number, and Email address.

Jeffrey Gateway Gateway Farms 123 Scenic Vista Road Scenic Vista, NY 12345 (518) 123-9876
JG@gatewayfarms.com

- 1a.) You must respond to both parts of this question. Consistency with County Public Policy regarding Farmland Protection: Part 1: Please identify the county(ies) in which this Option Agreement Project is located. Please briefly describe how this proposed Option Agreement Project is consistent with the agricultural and farmland protection plan of the county(ies) in which this proposed project is located. Part 2: Please submit a copy of a signed letter that documents the endorsement from each County Agricultural and Farmland Protection Board associated with each county in which this proposed Option Agreement Project is located.

Columbia County PDR is principal strategy for permanent farmland protection in Columbia County as noted in Chapter 8 of Columbia County Agricultural & Farmland Protection Plan as adopted on .

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4516619-prospecques1a-afpbletterofendorsementupload-gatew.pdf

- 1b.) If applicable, also respond to the second part of this question. Consistency with Municipality Public Policy regarding Farmland Protection: Part 1: Please identify the municipality(ies) in which this Option Agreement Project is located. Please briefly describe how this proposed Option Agreement Project is consistent with the agricultural and farmland protection plan of the municipality(ies) in which this proposed project is located. Part 2: Please submit a copy of a letter signed by an authorized representative of the governing body or a copy of a resolution adopted by the governing body that documents the endorsement from each municipality in which this proposed Option Agreement Project is located.

Town of Hamlet PDR is principal strategy for permanent farmland protection in Town of Hamlet Farmland Protection Plan as adopted on .

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4516619-prospecques1b-municipalityresolutionendorsementup.pdf

Gateway Farms Option Agreement Project

- 1c.) If applicable, also respond to the second part of this question. Evidence of Local Support: Part 1: Please briefly describe how other local project partners (whether or not each is making any financial contribution toward this proposed project) are demonstrating each/any entity's own support of this Option Agreement Project or the associated Farm Operation(s) AND/OR how each/any entity is otherwise demonstrating its support for agriculture or farmland protection. Part 2: If any entity is providing a local cash contribution (and particularly if the applicant entity is a governmental entity that is making a cash contribution) toward this Option Agreement Project, you must submit a copy of a letter signed by an authorized representative of the governing body or a copy of a resolution adopted by the governing body that formally acknowledges that entity's proposed cash contribution.

Mother Lode Land Trust will provide a cash contribution of \$17,251 to be used toward the total option payment to be paid for the Option Agreement for Gateway Farms.

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4516619-prospecques1c-localcashmatchcommitmentupload-gate.pdf

- 2.) Size of Option Agreement Project: How many acres will be protected in this proposed project (based upon either a tax parcel map or an existing legal survey)? Please enter the estimated acres to the nearest whole-acre (i.e., no decimal fraction).

189

- 3a.) Active Agricultural Production on Option Agreement Project (Acres): How many of the protected acres are currently in active agricultural production (i.e., crop and/or livestock production)? Please enter the estimated acres to the nearest whole-acre (i.e., no decimal fraction).

134

- 3b.) Active Agricultural Production on Option Agreement Project (% of project): What extent of the protected acres does this represent (i.e., # of protected acres currently in active crop and/or livestock production divided by the # of protected acres, then multiply by 100 to determine its %)? Please enter the estimated % to the nearest whole number (i.e., no decimal fraction) and please do not type the "%" key when entering your response.

71

- 4a.) Prime Soils on Option Agreement Project (Acres): How many of the protected acres are Prime Soils? (NOTE: Do NOT include "Prime, if drained" soils or Soils of Statewide Importance or Unique Soils.) Please enter the estimated acres to the nearest whole-acre (i.e., no decimal fraction).

45

- 4b.) Prime Soils on Option Agreement Project (% of project): What extent of the protected acres does this represent (i.e., # of acres of Prime Soils divided by the # of protected acres, then multiply by 100 to determine its %)? Please enter the estimated % to the nearest whole number (i.e., no decimal fraction) and please do not type the "%" key when entering your response.

Gateway Farms Option Agreement Project

- 5.) Soil Survey Map: Please provide a soil survey map showing the boundaries of: (a) the proposed Option Agreement Project; and (b) all Prime Soils located within the boundaries of the proposed Option Agreement Project.

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4516619-progspecques5-soilsmapupload-gatewayfarms.pdf

- 6.) Please submit the conservation easement document that you will append to the option agreement for your proposed project.

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4516619-gatewayfarmscedraft.pdf

- 7.) Site Plan: Please submit a site plan that covers the entire proposed Option Agreement Project. Please refer to Grants Gateway Application Submission Instructions for detailed instructions regarding the compilation of a complete site plan.

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4516619-progspecques7-siteplanmapupload-gatewayfarms.pdf

- 8a.) Current Farm Operation(s) – Part 1: Please identify the principal enterprise of each Farm Operation associated with this proposed project. Please ENTER ONE per each Farm Operation from the following choices: - Dairy - Cash Crop - Grain(s) - Cash Crop - Vegetable(s) - Orchard - Berries - Vineyard - Horticulture (including trees, shrubs, flowers, sod, etc.) - Sugarbush - Aquaculture - Beef cattle - Poultry - Eggs - Hay - Equine / Horse Boarding - Other (specify):

Beef cattle

- 8b.) Current Farm Operation(s) – Part 2: Please upload a ONE PAGE narrative to describe the nature of each current farm enterprise, including the type and size of operation, recent production history, years in operation, number of non-family employees (please specify number of each: permanent full-time, seasonal full-time, permanent part-time, and seasonal part-time) plans for future operations, amount of additional land owned and/or rented, and awards received (e.g. Dairy of Distinction).

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Gateway Farms Option Agreement Project

- 9.) Evidence of Development Pressure: Please submit a copy of a signed letter from a local planning official that describes and documents the extent of development pressure on the subject property to convert it to non-farm use.

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4516619-progspecques9-significantdevelopmentpressure-gatew.pdf

- 10.) Have you completed the Financial Worksheet for your proposed Option Agreement Project? Please submit a copy of your completed Financial Worksheet (as an Excel spreadsheet - please do NOT submit any other type or format of digital file).

Yes

Uploaded Document:

FileNetDocRetrieval.aspx?docID={BEC77222-9CAD-4366-B4B2-A17F211DCB92}
4516619-financialworksheet-gatewayfarms.xls

- 11.) Documentation of Option Payment Calculation: Please upload a legible copy of each page of the most recent Final Assessment Roll (not Tentative Assessment Roll) for the municipality in which the proposed Option Agreement Project is located that corresponds to each tax map parcel comprising the proposed Option Agreement Project. Your uploaded documentation must equal the acreage, the "land only" assessment and the Uniform Percentage of Market Value that you reflected on the Financial Worksheet uploaded for Program Specific Question #10.

Uploaded Document:

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4516619-progspecques11-finalassessmentrolldocumentation-ga.pdf

- 12.) Has the Potential Conflicts of Interest form been completed? Please submit a copy of the completed Potential Conflicts of Interest form. (You may download this form from the "Pre-Submission Uploads" page.)

Yes

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4516619-progspecques12-potentialconflictsofinterest-gatewa.pdf

S A M P L E – Resolution authorizing submission of grant application

Town of
County of
State of New York

Resolution #

A Resolution authorizing the appointment of _____ to develop a
Grant proposal for a _____

Introduced by: Councilman _____

Seconded by: Councilman _____

WHEREAS, the New York State Department of Agriculture and Markets invites applications for financial assistance in _____, and which applications need to conform to the format and content specified in a department created request for applications (RFA), and

WHEREAS, it is in the best interest of the municipalities having an interest in processing an RFA to hire a consultant to develop such _____, and

WHEREAS, the Town has been in communication with _____, New York, who has the necessary expertise and experience to prepare and file an RFA on behalf of the Town of _____, and

WHEREAS, _____ is willing to complete the RFA in order to determine the possible funding for the Town of _____ to be used to develop _____ for said Town of _____ which services will be at no cost to the Town of _____, but with the understanding that should the Town of _____ receive a grant from the New York State Department of Agriculture and Markets, the Town Board will retain the services of _____ to complete the _____ on behalf of the Town of _____ and be paid from the funds received through this grant program.

NOW, THEREFORE, BE IT RESOLVED, that the Town Supervisor is hereby authorized to contact _____ and advise the company that they are authorized to complete the aforementioned RFA, on behalf of the Town at no cost to the Town, and in order to determine if the Town is eligible and will receive funding from the New York State Department of Agriculture and Markets for the development of _____, and

BE IT FURTHER RESOLVED, that the Town Supervisor is authorized to sign any grant application (RFA) that may be prepared by _____ pursuant to this resolution.

By order of the Town Board of the Town of _____

by the following vote thereon:

	Yes	No
Supervisor	X	
Councilman	X	
Councilman	X	
Councilman	Absent	
Councilwoman	X	

_____, Town Clerk

I certify that this is a true and exact copy of this original as passed by the Town Board of the Town of _____

Dated: _____

the Farm
7 Avenue
NY
518-

September 5, 2008

David Behm Program Manager
Farmland Protection Implementation Program,
N.Y.S. Department of Agriculture and Markets
10B Airline Drive
Albany, NY 12235

Dear Mr. Behm

This letter is to address the reasons why I am committed to protecting the Farm from future commercial development.

As I work this beautiful piece of land my roots sink deeper with every passing season. The thought of these fields covered with houses or commercial buildings has become completely unacceptable to me. There is no doubt that this ground would be very well suited to such development given the well drained soils, reasonable flat topography and proximity to significant development pressure.

As I watched the morning news on television a few months ago, I saw an article on the proposed box store/retail development plans for the former farm in NY. The experience definitely strengthened my resolve to protect this land permanently. Furthermore, my father began some Agricultural land conservation efforts by participating on the Town of Planning Board many years ago. There is no doubt in my mind that he would be proud to see the many farms of that have already been conserved, and especially to see the Farm permanently protected as well.

Lastly, I have to concede that the financial consideration has significant merit. It will finally give me the opportunity to implement some of my long term improvement plans for the farm and to manage this operation without the burden of debt. I have spent many hours and had many conversations contemplating my responsibility to my future descendants. What I have concluded is that it is not my responsibility to provide my heirs with the ultimate financial gain at the expense of this valuable agricultural land, but rather to provide the opportunity of a high quality and fulfilling future. The assets that the sale of the development rights to this land will generate will help to provide financial security for my generation and hopefully for those to come. Therefore I believe that receiving financial consideration in exchange for permanent conservation of this farm makes perfect sense.

Respectfully submitted,

SAMPLE - County AFPB letter endorsing project for funding



County Agricultural and Farmland Protection Board
Main Street, NY Fax

November 23,

Board Members

Chair

Chairman

County Agricultural & Farmland Protection Board

Main Street

NY

Vice Chair

Planning Commissioner

Farmer

Commissioner

County Planning Department

Main Street

NY

Cornell Cooperative Extension

Director, Real Property
Tax Service

Chairman, Soil & Water
Conservation District;
County Legislator

County Legislator

Farmer

Farmland Preservation

Agri-business

Dear

The County Agricultural and Farmland Protection Board understands that the
is applying for the Agricultural and Farmland Protection Grant through
the New York State Department of Agriculture and Markets to

Our Board has endorsed the

application for grant money to

supports the in

processes.

and is willing to participate in the

Sincerely,

Chairman

TOWN OF

, TOWN CLERK

P.O. BOX

, NEW YORK

"An Equal Opportunity Employer"

(518)

, Ext. #10

June 17, 2014

I hereby certify that the following is a true and correct copy of Resolution 14- as taken from the minutes of the Town of Town Board Meeting held June 10, 2014.

, Town Clerk

RESOLUTION 14-

ENDORSEMENT OF A CONSERVATION EASEMENT FOR THE SUBMISSION OF AN APPLICATION FROM
, IN COOPERATION WITH COUNTY PLANNING DEPARTMENT, TO THE NYS
DEPARTMENT OF AGRICULTURE AND MARKETS FOR FUNDING TO PURCHASE DEVELOPMENT RIGHTS ON
FARM LLC. PROPERTY.

Motion By: Councilman

Seconded By: Councilman

WHEREAS, and of the Farm LLC., are the owners of a real property (the "Property") consisting of approximately 301 acres, in 248- and 248- map parcel(s) located on Route in the Town of , County, New York;

WHEREAS is a New York not-for-profit corporation organized to accept, purchase, and hold conservation easements under Section 170(h) of the Code and Treasury Regulation Section 1.170A-14(c);

WHEREAS, The Property is located within County's Agricultural District , created pursuant to Article 25-AA of the New York State Agriculture and Markets. It is the purpose of this article to provide a locally-initiated mechanism for the protection and enhancement of New York State's agricultural land as a viable segment of the local and state economies and as an economic and environmental resource of major importance;

WHEREAS, The Property is located within County, which adopted an Agricultural and Farmland Protection Plan in December, 1997 and a Green Infrastructure Plan in November 2006;

WHEREAS, The Property is located within the Town of _____, which adopted an Agriculture and Farmland Protection Plan in December, 2013;

WHEREAS, The Property consists primarily of productive agricultural land. The Property contains approximately 57.48+/- acres of prime soils, and approximately 200.67+/- acres of soils of statewide importance as defined by the U.S. Department of Agriculture Natural Resources Conservation Service;

WHEREAS, _____ determined that accepting this Easement on the Property will enhance the long-term agricultural values of the Property and promote the use of soil conservation practices, which will further: _____ charitable purposes of protecting the distinctive rural character of _____ County and its lands and waters of significant historic and ecological value. Furthermore, the Property is located within a priority area for farmland and forestland conservation identified by the _____ in its conservation plan, adopted in January, 2014;

WHEREAS, _____ Farm LLC. and: _____ agree the purpose of the agricultural conservation easement will be to perpetually conserve Viable Agricultural Land by preventing the conversion of the Property for non-farm uses. In achieving such prevention the Property shall be forever reserved for continued Agricultural Use.

NOW, THEREFORE BE IT RESOLVED, that the Town of _____ Town Board passed a resolution on June 10, 2014 at a regular Town Board meeting to endorse the submission of an application from _____, in cooperation with _____ County Planning Department, to the New York State Department of Agriculture and Markets for funding to Purchase Development Rights on the _____ Farm LLC. Property.

By order of the Town Board of the Town of _____, by the following vote thereon:

	YES	NO
Supervisor	X	
Councilman	X	
Councilman	Absent	
Councilwoman	X	
Councilman	X	

ADOPTED.

July 29, 2014

Director of Stewardship and Conservation
/ Land Trust

P.O. Box
, NY

Re: Farm - Farmland Protection Implementation Grant commitment letter

Dear ,

We are pleased to confirm participation as a partner in the proposed
family's Farm conservation easement project. As identified in our
Conservation Plan, the Farm property is a "highest" priority farm for protection

As we have discussed, our contribution of funding is contingent on the successful receipt of an award
from the New York State Department of Agriculture and Markets Farmland Protection
Implementation Grant ("FPIG") program in the full amount applied for, as well as conservation
easement terms acceptable to including an assignee role for
should Land Trust ever be unable to continue to hold the conservation
easement.

We look forward to our continued partnership. Please let me know if we can be of any further
assistance in your pursuit of funding for this project.

Respectfully,

**RESOLUTION OF
THE BOARD OF DIRECTORS
OF**

I, _____, the duly elected and qualified assistant secretary of _____ subject to the _____ Law of New York State and qualified for tax exempt status under the federal internal revenue code, do hereby certify that the following resolution was adopted in a unanimous vote by e-mail of _____ Board of Directors held on July 1, 2014 and is incorporated in the original minutes and has not been altered, amended or revoked and is in full force and effect.

RESOLVED: The board of directors of _____ hereby authorizes _____ to partner with the _____ Land Trust in its application to the New York State Department of Agriculture and Markets Farmland Protection Implementation Grant program for funding for the purchase of a conservation easement over the _____ Farm) property, located in the Town of _____ County, NY, as described in the written proposal presented to the board on July 1, 2014. The board of directors further authorizes _____ to commit up to \$325,000 towards the purchase price of the conservation easement and closing costs in the event said grant application is successful. The final purchase price paid shall be supported by a fair market value opinion as determined by a NYS-licensed appraiser who is also (a) a Member of the Appraisal Institute; (b) an Accredited Senior Appraiser of the American Society of Appraisers; (c) an Accredited Rural Appraiser with the American Society of Farm Managers and Rural Appraisers. Funding for the contribution towards the purchase price and closing costs shall be provided from available funds on hand. The Conservation Easement shall be executed by two authorized signators. Authorized signators shall be the Executive Director, any officer of the corporation and the Land Conservation Director. The Executive Director, any officer of the corporation or the Land Conservation Director, alone, shall be authorized to sign the grant application documents, closing documents and all other forms and instruments necessary and appropriate to submit and finalize the grant application and any award, and to settle the transaction.

Assistant Secretary

[Corporate Seal]

NYS AG Application and Purchase of CE _____ Farm _____
Resolution Approved July 1, 2014

NOTE:

Upload for Prog
Spec Rules #5



Gateway Farms

Town of
Columbia County NY
June 5, 2015

188.5 Acres (Acreage per County Tax Parcel Data)



0 125 250 500 Feet
1 inch = 550 feet

Agricultural Soils

- Property
- Prime Farmland
- Statewide Important Farmland
- Prime Farmland (if Drained)