

FRONT PAGE

Newsletter of the *Carroll County
Land Trust*; March 2014 edition.

Edmund R. "Ned" Cueman, Editor

ATTENTION!

*****HOLD THE DATE*****

Wednesday, April 16, 2014

MEMBERS ANNUAL MEETING

6:45 P.M. Meet & Greet

7:00 P.M. Invocation & Buffet Meal

Place: County Extension Office Bldg.
(end of Smith Ave.) Westminster, MD

Agenda:

- + Short Business Meeting
- + Commissioners Landowner Recognitions
- + Ag Land Preservation Program Update
- + Psychology of Permanence Returning

See **RSVP** form enclosed if planning to
attend the Annual Meeting

2014 ANNUAL CONTRIBUTIONS

Members' Annual **Contribution** Slip is
enclosed along with notice above of the
upcoming Annual Meeting. Please don't
forget to make your **annual tax
deductible contribution** for 2014. As
always, your contribution is vital to
helping the Carroll County Land Trust
carry out its **mission** of helping to
permanently preserve Carroll County's
agricultural land. **Many thanks!**

More on the Annual Meeting Program

At the March meeting of the CCLT Board of Directors, the upcoming Program for the Annual Meeting was discussed. It was determined that the Program include an update revealing any positive and noteworthy trends that appear to be taking place in the farming community against the backdrop of the County's long term commitment to permanently preserving its agricultural land base. The CCLT Board believes the dividends to the County are huge and will continue to be potentially huge as a result of the County's long term investment in preserving a land base on which its number one industry operates. *Quantifying* and documenting these dividends, whether in dollars and by other assessments is something the County Ag Preservation Office hopes to be able to do with assistance from others. Aside from the fact that this Program, now in its 34th year, is in the process of producing a remarkable achievement, it is especially important to understand the significance of the Ag Preservation Program in helping to meet and mitigate federal and State government mandates directed at meeting clean water standards for the Chesapeake Bay. As reported last year at this time, these mandates come with significant costs to landowners, consumers and taxpayers. For Carroll County residents, it will be important for the permanent land preservation being *accomplished* in this county to be properly *credited* and factored into any '*real world accounting*' under these federal and State mandates directed at meeting clean water standards for the Chesapeake Bay.

(over)

Ralph Robertson, Program Administrator, and Deborah Bowers, Preservation Specialist have graciously agreed to work on this presentation for the Annual Meeting program.

County Property Tax Credit and the ‘Remaining Portion’ Initiative

This new CCLT initiative is just about to begin. As part of the Trust outreach mission, an initial 10 land owners whose properties are designated as ‘remaining portions’ from subdivision in the Agricultural Zoning District and so stipulated on the recorded subdivision plat, are being contacted as part of a pilot program; the purpose being to be sure they are aware of this County Property Tax Credit for those who donate an easement to a qualifying organization such as the CCLT. These “remainder” properties are not entitled to additional residential lots by zoning and recorded plat stipulations, and not eligible for the purchase of development rights under the County Land Preservation Program. However, many of the “remainder” properties throughout the County are eligible for the County Property Tax Credit where a donated preservation easement has been granted by the landowner and recorded. The CCLT will provide technical assistance without cost to any of these landowners who are interested in permanently preserving their land with a donated land preservation easement. The Trust will assess the response and results of the first 10 landowners contacted and is prepared and desirous of continuing to contact additional landowners if the initiative is proving successful. The first 10 land owners represent 950 acres of land, ranging in size from 210 to 39 acres. There are 74 additional

potential “remainder” properties on the current remainder property list.

Happy Birthday—we’re 23 years old! Thanks to our members!!

As a local 501(c) 3 non-profit organization, Carroll County Land Trust operates financially from the individual contributions of its members and any sponsors. While it does not receive any operating funding from any government, it has been dedicated from its inception in 1991 to the present, to doing everything it can to help the County reach its goal of 100,000 acres of permanently preserved farmland. Along with the Carroll County Farm Bureau and the Grange, the Carroll County Land Trust serves as an advocate for the importance of permanent farmland preservation. It provides technical assistance without cost to eligible landowners volunteering to permanently preserve their land and will serve as a grantee and custodian of the easement either solely, or jointly with Carroll County, the Maryland Environmental Trust, or Maryland Agricultural Land Preservation Foundation.

This past year the Trust received two (2) more *donated* conservation easements, one from **David H. Caple** near Sandy Mount, and one from **John and Emily Johnston** at the headwaters of Deep Run on Deep Run Rd.

BEQUESTS

For those who wish to remember the Carroll County Land Trust in their wills, the following form is suggested:

I give and bequest to the Carroll County Land Trust, Inc., for its general purpose the sum of \$_____.

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