

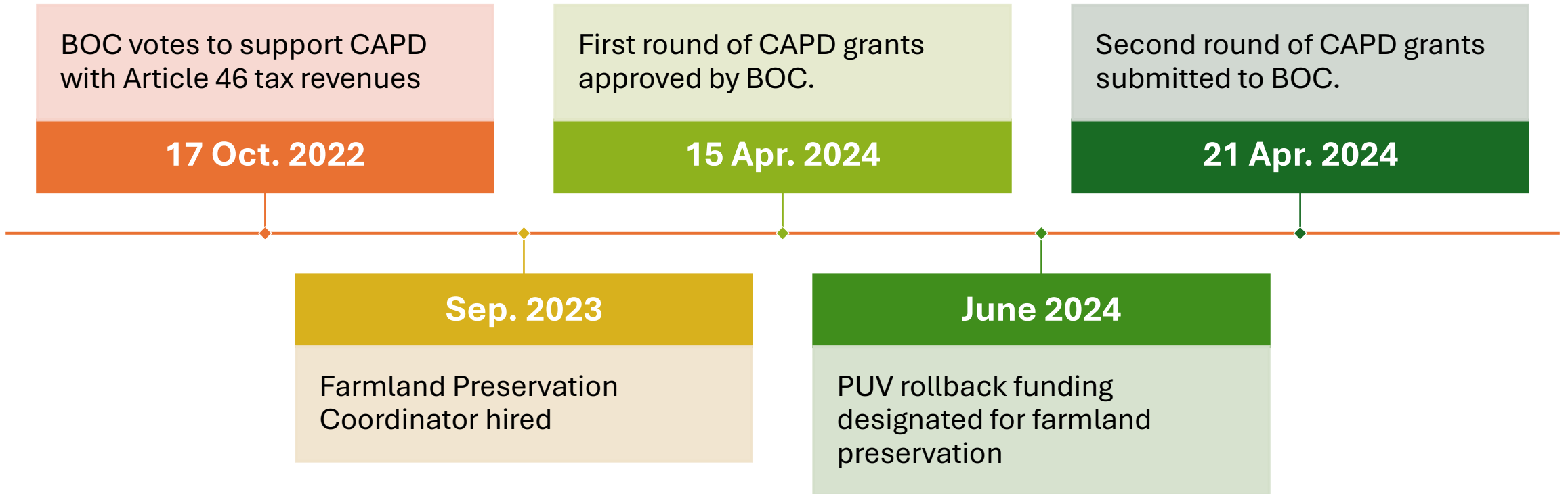
Chatham County Agricultural Preservation & Development Trust Fund



2025 Application Presentation

April 21, 2025

CAPD Progress to Date



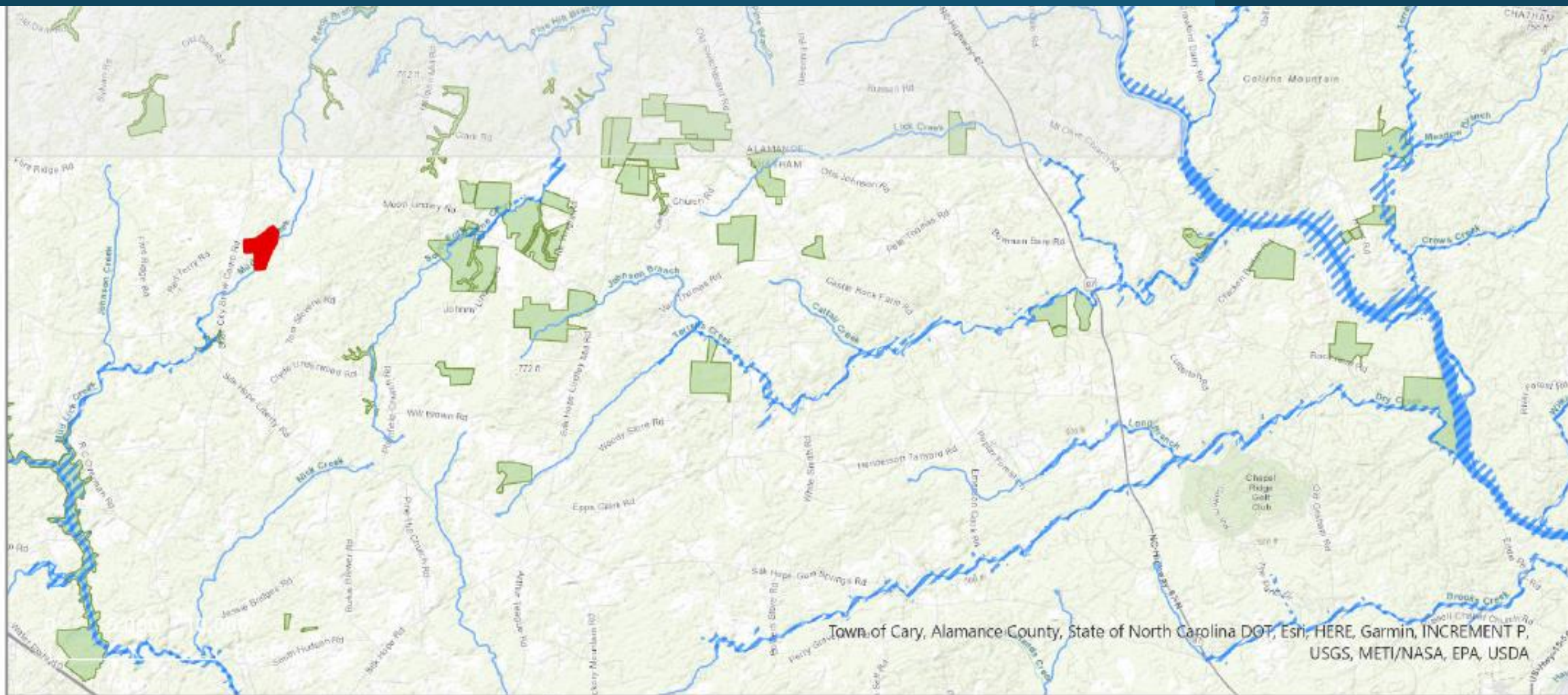
CAPD FY 25 Funding Request

Project	CAPD Funding	Acres	Matching Funds	Match Source	Comments
Project A	\$25,000	58	\$418,000	Donation	Transaction Cost Assistance
Project B*	\$213,000	87	\$487,600	ADFP (pending)	In addition to \$12,000 previously approved. *Approved in 2024; needs adjustment.
Project C	\$12,000	221	\$515,580	ADFP (pending)	TLC will hold CE
Operational Support	\$75,000				Triangle Land Conservancy
Total	\$325,000	366	\$1,421,180	5.6:1 Match:Chatham Ratio	

CAPD Grant Pipeline

<u>Others</u>					
Project D	\$12,000	73	\$654,398	ADFP (pending)	Planning for next FY
Project E	\$150,000	80	\$294,000	ADFP AGZ	From AGZ Award; in addition to \$150,000 awarded in FY24.
Project F	\$438,000	120	\$300,000	NRCS RCCP	NRCS Contract Suspended
Total	\$600,000	273	\$948,398		
		639	\$2,369,578		Total Acreage Submitted

Project A



-  FEMA 500-yr Floodplain
-  NHP Managed Area
-  Streams
-  Farm



58 acres
Silk Hope, Chatham County





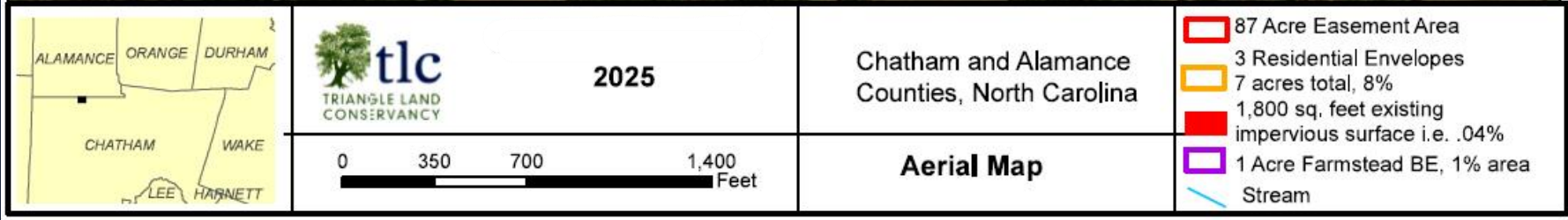
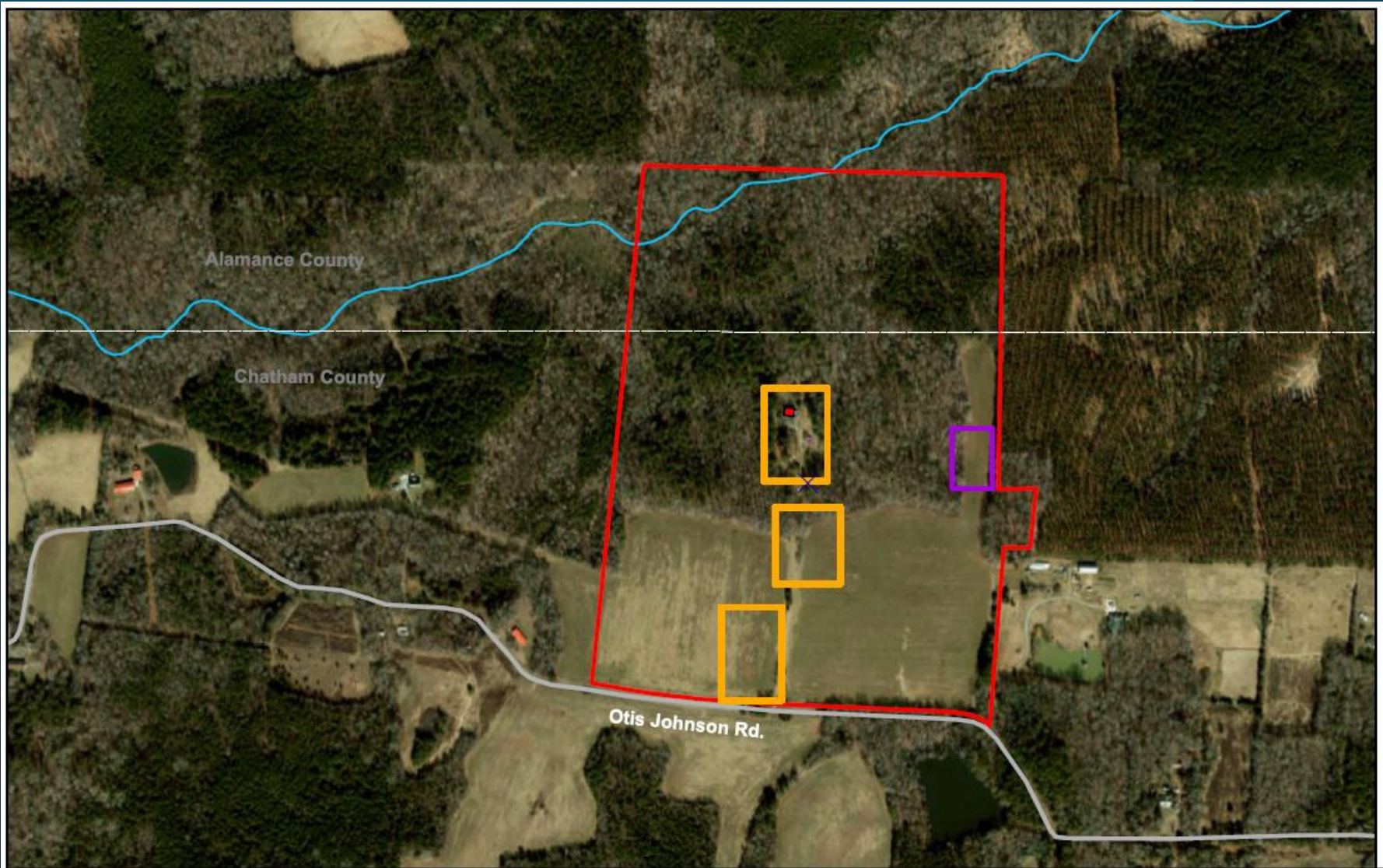
Budget:

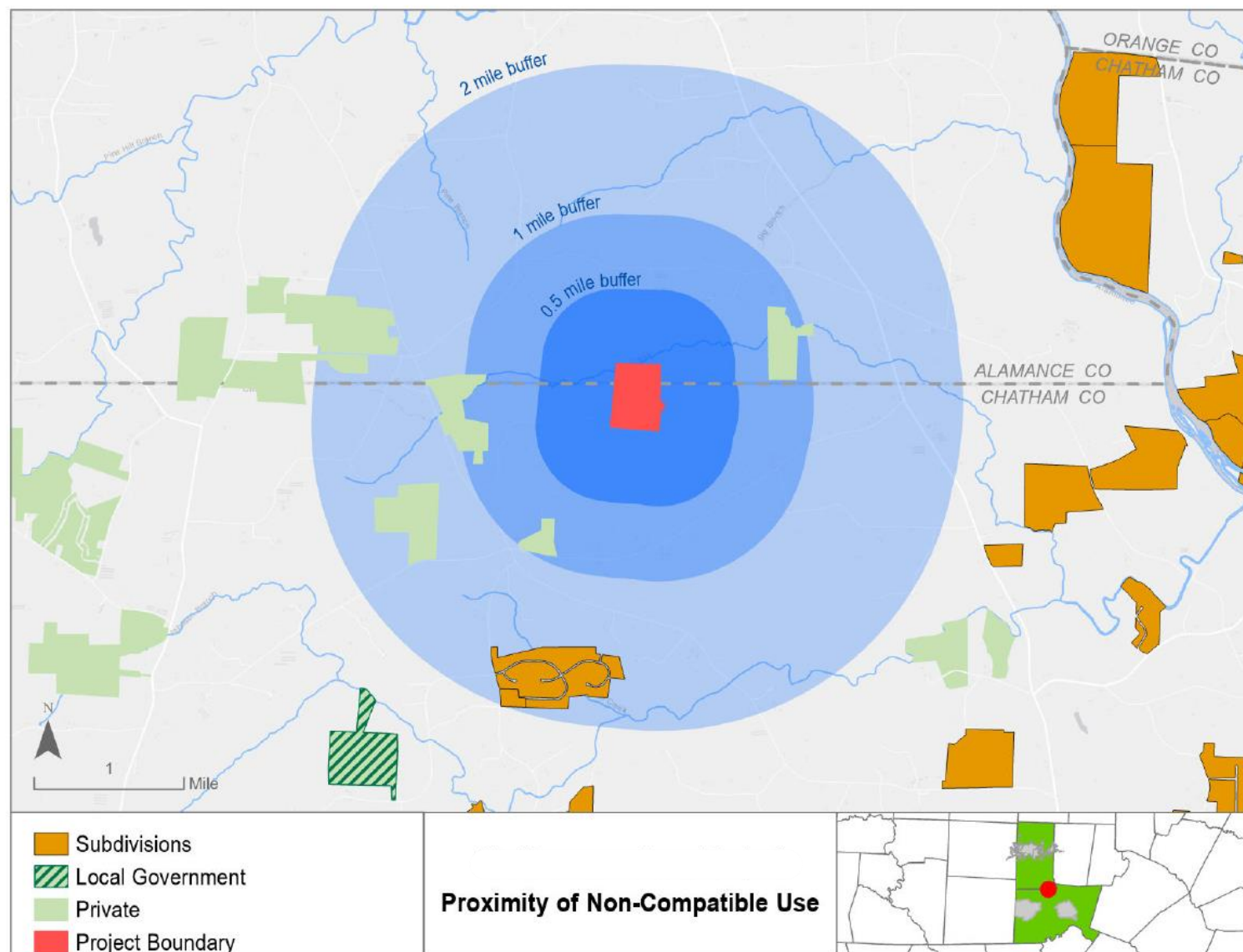
Budget				
	Chatham County	Triangle Land Conservancy	Landowner	Total
Easement Value	\$0	\$0	\$418,000	\$418,000
Appraisal and Due Diligence	\$0	\$0	\$2,000	\$2,000
Survey	\$10,000	\$0	\$0	\$10,000
Transaction Screen	\$1,700	\$0	\$0	\$1,700
Legal and Closing	\$3,800	\$0	\$0	\$3,800
Stewardship	\$8,000	\$2,000	\$0	\$10,000
Legal endowment	\$1,500	\$1,000	\$0	\$2,500
Staff Time	*\$3,500	\$0	\$0	\$0
Total Cost	\$25,000	\$3,000	\$420,000	\$448,000
*Staff time paid by existing grant			Land value not a cash contribution	
Acres	58			
Cost/acre	\$431	\$52	\$7,241	\$7,724
Stream Feet	1,920			
Cost/stream foot	\$13.02	\$1.56	\$218.75	\$218.75

Project B

Farm Name:								
Applicant Organization:	Triangle Land Conservancy							
County of Farm:	Chatham and Alamance							
Line Item	ADFP Trust Fund	Projected USDA NRCS ALE/RCPP Match	Projected Nonprofit Match	Projected Landowner Donation	Projected County Match	Projected Other Match	Match Total	Total Project Value
Appraisal							\$ -	\$ -
Attorney Fees	\$ 6,200.00						\$ -	\$ 6,200.00
Baseline Documentation Report	\$ 3,700.00						\$ -	\$ 3,700.00
Closing Costs (Recording Fee, Title Insurance)	\$ 1,500.00						\$ -	\$ 1,500.00
Easement Purchase	\$ 450,000.00	\$ -		\$ 225,000.00	\$ 213,000.00		\$ 438,000.00	\$ 888,000.00
Environmental Assessment / Audit	\$ 3,200.00						\$ -	\$ 3,200.00
Personnel / Administrative							\$ -	\$ -
Stewardship Endowment	\$ 12,000.00				\$ 12,000.00		\$ 12,000.00	\$ 24,000.00
Survey	\$ 11,000.00						\$ -	\$ 11,000.00
Travel							\$ -	\$ -
Totals	\$ 487,600.00	\$ -	\$ -	\$ 225,000.00	\$ 225,000.00	\$ -	\$ 450,000.00	\$ 937,600.00
Easement Size (Acres)	87.540	CAPD 2024 Commitment \$12,000						

Notes: Cost average maximums for the region have been entered - if you wish to request **LESS** funds please adjust. Stewardship endowment funds are a maximum of three (3) percent of the final ADFP Trust Fund easement purchase value. If requesting stewardship endowment grant funds, there **must** be a secured cash match of equal or greater value.





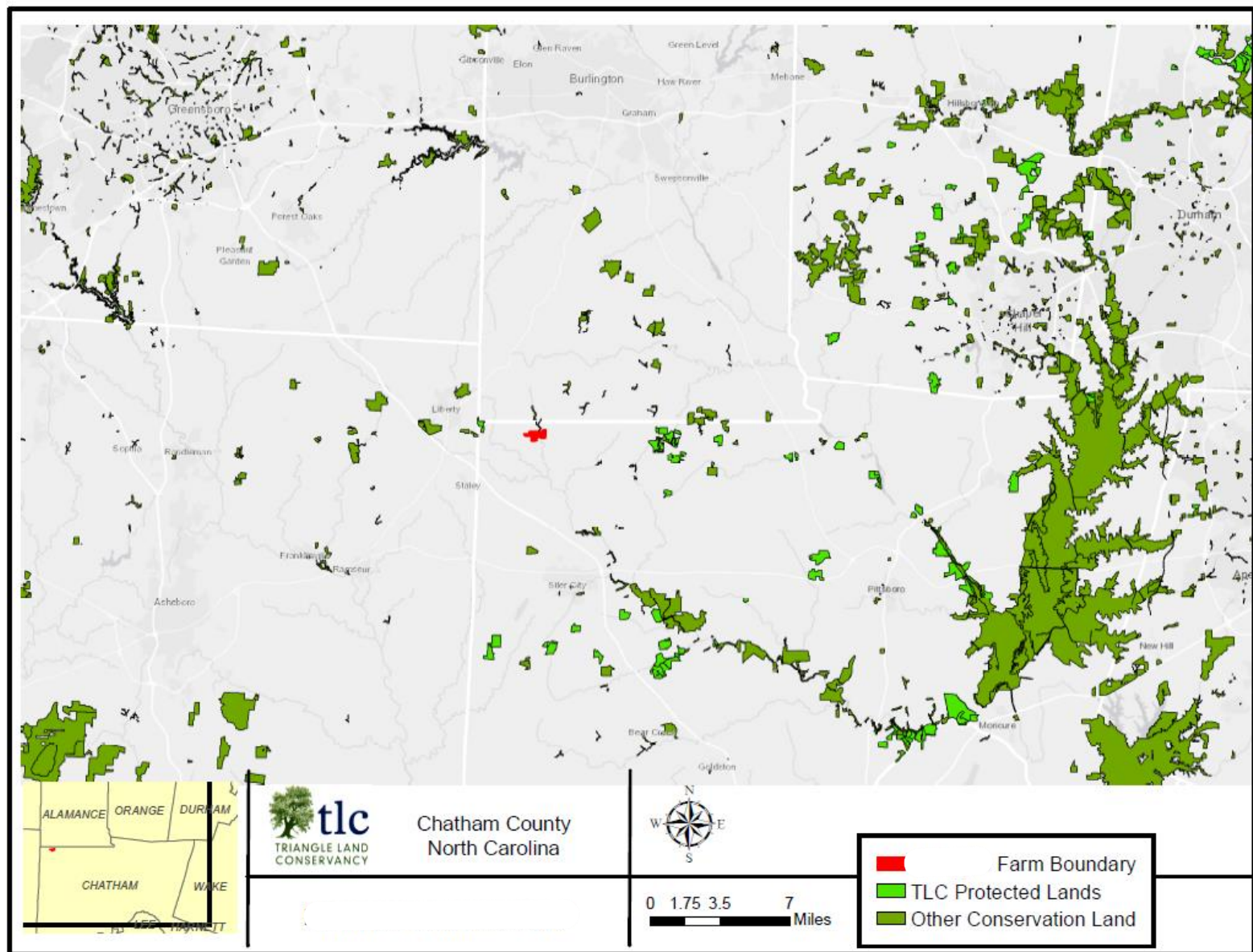
Project C

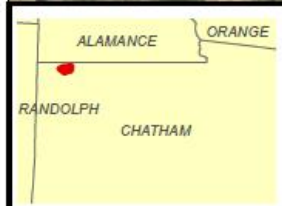
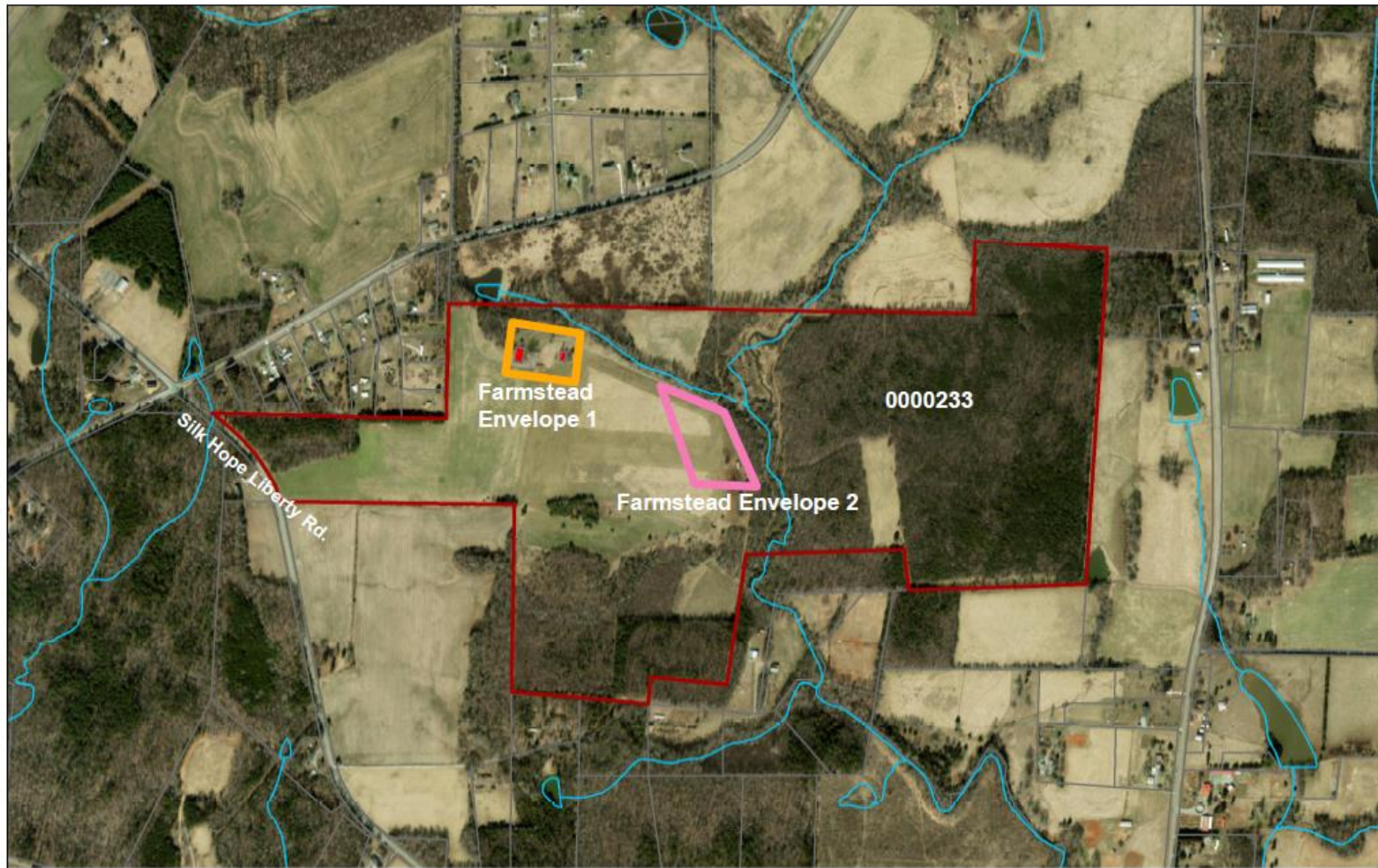
Farm Name:	
Applicant Organization:	Chatham SWCD
County of Farm:	Chatham

Line Item	ADFP Trust Fund	Projected USDA NRCS ALE/RCPP Match	Projected Nonprofit Match	Projected Landowner Donation	Projected County Match	Projected Other Match	Match Total	Total Project Value
Appraisal							\$ -	\$ -
Attorney Fees	\$ 6,200.00						\$ -	\$ 6,200.00
Baseline Documentation Report	\$ 3,700.00						\$ -	\$ 3,700.00
Closing Costs (Recording Fee, Title Insurance)	\$ 1,500.00						\$ -	\$ 1,500.00
Easement Purchase	\$ 477,980.90	\$ -		\$ 159,326.97			\$ 159,326.97	\$ 637,307.87
Environmental Assessment / Audit	\$ 3,200.00						\$ -	\$ 3,200.00
Personnel / Administrative							\$ -	\$ -
Stewardship Endowment	\$ 12,000.00				\$ 12,000.00		\$ 12,000.00	\$ 24,000.00
Survey	\$ 11,000.00						\$ -	\$ 11,000.00
Travel							\$ -	\$ -
Totals	\$ 515,580.90	\$ -	\$ -	\$ 159,326.97	\$ 12,000.00	\$ -	\$ 171,326.97	\$ 686,907.87

Easement Size (Acres)	221.000	Allowable acreage variance:	232.050	209.950
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Notes: Cost average maximums for the region have been entered - if you wish to request **LESS** funds please adjust. Stewardship endowment funds are a maximum of three (3) percent of the final ADFP Trust Fund easement purchase value. If requesting stewardship endowment grant funds, there **must** be a secured cash match of equal or greater value.





Rocky River Farm

Chatham County
North Carolina



Aerial Map

Legend

- 221 acre Easement Area
- 3.5 Acre Farmstead Envelope
- 5 Acre Farmstead Envelope
- 7,950 sq. feet existing impervious surface i.e. .08%
- Stream



Organizational Support Grant

\$75,000 to Triangle Land
Conservancy

- Closing CEs on 323 acres of Chatham Farmland.
- Two ADFP applications for FY 2025
- Hired new Working Lands Manager with focus on Chatham

Other Updates

- New Logo! (Part of \$7,375 ADFP Organizational Development Grant)
- Successful First Annual Chatham Farms Forever Day in December
- Farmland Preservation Plan Revised
- Adding Enhanced VAD in 2025 (Ordinance Update)
- FY 25 PUV Rollback Being Collected for FY 26 distribution.

Other Updates (Continued)

- Farmland Transition Workshop (June 26 & July 10). Working with American Farmland Trust & Land Loss Prevention Project
- Presentations & Outreach (sample):
 - SWCD Area 3 Fall Meeting
 - Franklin County Landowner Forum: March 5
 - Chatham Agricultural Impact Summit: February 18
 - Chatham Agfest: March 29
 - SWCD Farmland Preservation Training May 2025

Challenges

FY 2024 ADFP Awards

- \$8.8 million awarded for 20 CEs on 1,392 acres of working farmland
- 124 applications/\$47 million in funding requests

FY 2025 ADFP Awards

- \$3 million designated for CE acquisition (currently)
- \$87 million in asks.



CHATHAM
FARMLAND
PRESERVATION

Questions?