

**RI State Conservation Committee
17 Smith Avenue, Greenville, RI 02828
949-1480**

**Farm, Forest and Open Space Land Valuation
Subcommittee**

MEETING MINUTES

Monday, November 14, 2005

1:30 PM

USDA/NRCS Conference Room

Ken called the meeting to order at 1:30 pm.

In attendance were: Ken Ayars, Suzanne Kogut, Mike Pezza, Ron Fasano, Dick Hart, James Savage, Tom Abbott, Steve Swallow, Chris Modisette and Al Bettencourt.

I. Minutes

Motion was made to accept the September 26th meeting minutes.

Mike/Jim Vote was unanimous.

II. Review MA's Update

A call was placed to Grace Senacal from MA's Department of Revenue. She discussed how MA came up with their values on farmland. This is based on information from NJ. Pioneer Farm came up with the formula 4yrs ago. They update their values every year; but because cranberries took a decline, the other values went down and there has been a freeze on the values for the last 2 years. They divided net farm values by rental values. The subcommittee has asked Grace to fax the methodology to Ken before the next meeting.

III. Election of Co-Chairs

Steve Swallow motioned to nominate Ken Ayars as Chair/Mike Pezza seconded. Vote was unanimous.

Ken Ayars motioned to nominate Suzanne Kogut as Vice Chair/Linda Cwiek seconded. Vote was unanimous.

IV. Farmland Survey

A draft of the farmland survey was distributed. The tax

assessors will send out the

**survey with the FFOS questionnaire form they send out by
November 30th.**

Suzanne presided over the remaining portion of the meeting.

It was decided make the following changes on the draft survey:

s Add at the top-“If you rent or lease, please complete this survey”

s Add “optional” where name is asked

s Column 1-“please list rental contacts”

s Column 4-Total Rent Paid “/Received”

Suzanne will make sure the survey gets to the tax assessors.

V. Farmland Categories

**We discussed whether we should look at the income from crops
in each category.**

Mike will get the gross profit information for the next meeting.

We would like

**to compare the income from crops and the costs. It was
decided to keep the**

farmland values the same for 2006.

Items to be discussed at the January 23rd meeting:

s Farmland Categories

s Review Survey Results

s Review data on turf and ornamental

s MA formula for farmland category

s Cap Rate

s Forestry values

s CT/MA rental information

Motion to adjourn at 3:25 pm. Mike/Ron-unanimous