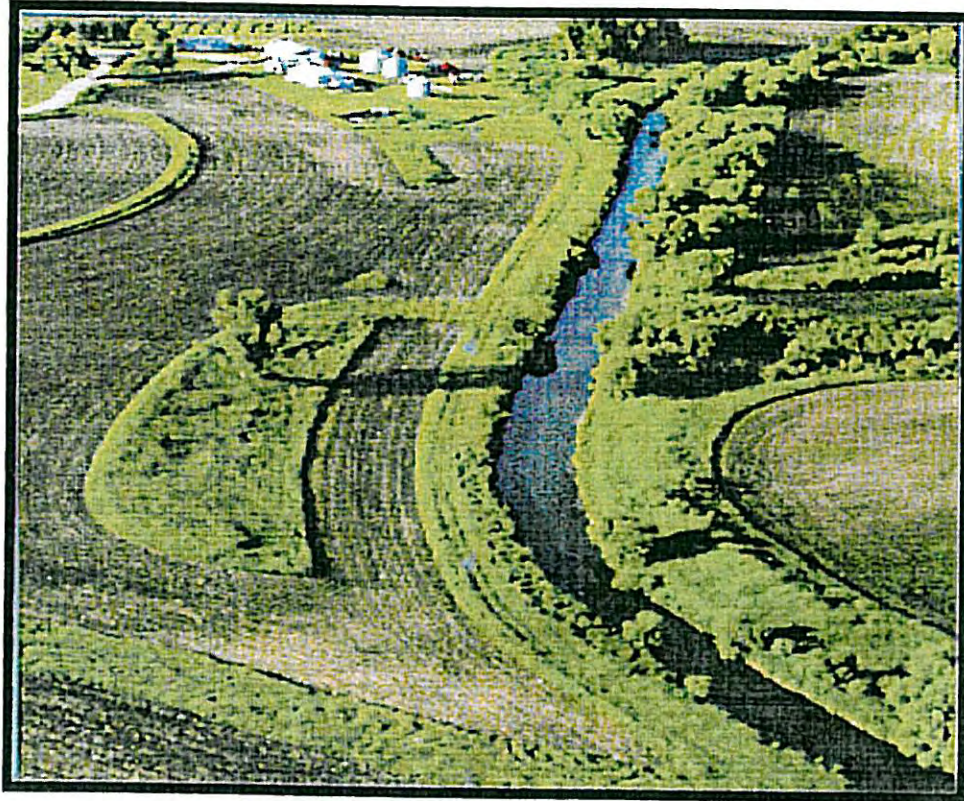




**MAUMEE RIVER BASIN
FLOOD CONTROL MASTER PLAN
(IMPLEMENTATION PHASE)**

**VOLUNTARY AGRICULTURAL AREAS
LAND USE CONVERSION COST-SHARE
ASSISTANCE PROGRAM**



For

**MAUMEE RIVER BASIN COMMISSION
ROOM B-80 CITY-COUNTY BUILDING
FORT WAYNE, INDIANA 46802**

March 1997

CBBEL PROJECT NO. 95-150

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MAUMEE RIVER BASIN FLOOD CONTROL MASTER PLAN

**VOLUNTARY
AGRICULTURAL AREAS
LAND USE CONVERSION
COST-SHARE ASSISTANCE
PROGRAM**

prepared for

The Maumee River Basin Commission

by



Christopher B. Burke Engineering, Ltd.

March 1997

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MAUMEE RIVER BASIN FLOOD CONTROL MASTER PLAN
VOLUNTARY AGRICULTURAL AREAS LAND USE CONVERSION
COST-SHARE ASSISTANCE

INTRODUCTION

Land Use Conversion Cost-Share Assistance for Agricultural Areas is one of the recommended components of the Maumee River Basin Flood Control Master Plan. Through the support, promotion, and funding of land acquisition, land set-aside, and land use conversions in flood-prone agricultural areas, it is anticipated that such programs will reduce erosion along streambanks, enhance water quality, and more importantly, mitigate flood damages in the Maumee River watershed.

This program's ultimate goal is to reduce the agricultural flood damage potential in the Basin by converting the land use of the flooded areas from traditional cropland or other agricultural use to river corridors. The landowner/tenant farmer will be compensated for the affected area by participating in programs such as the United States Department of Agriculture's (USDA) Conservation Reserve Program, USDA's Wetland Reserve Program, or other compatible programs funded and/or supported by the Maumee River Basin Commission (MRBC).

This program can be thought of as the non-urban counterpart of the recommended Master Plan component describing the reach-by-reach buyouts and floodproofing plan. Similar to the buyout or floodproofing of homes in urban areas, this alternative seeks to control the magnitude and extent of damages caused by floodwater, that is to accommodate the floodwater. In protecting agricultural lands, it is suggested that the existing land use subject to flooding be changed to one which would not receive damages to the property or the dwellings and accessory buildings.

The change in the agricultural land use may be achieved in several ways including land set-aside programs, acquisition of the land either through donation or fee simple purchase of the property, conversion of a set-aside or purchased land into a wetland or a woodland, and/or installation of vegetative filter strips of adequate widths. Factors such as soil conditions, property location in relation to existing or planned parks, open space or woodland corridors, erosion potential, and drainage considerations must be taken into account when deciding the most appropriate solution for each area. It should also be noted that programs and forms of assistance other than those listed and discussed in this document may be available. Such programs may be added to this document when more experience is gained with the implementation of the existing, more promising programs.

Since agricultural characteristics of each county (and more specifically each parcel of land) differ greatly, several factors must be taken into account when selecting among the alternatives listed in this document. It may be beneficial for those applying for assistance to consider some of the following issues before committing resources to a particular alternative.

- Availability of materials, resources, and funding,
- Flood-reducing potential,
- Financial constraints (immediate and long-term expenditures for both the landowner and the MRBC),
- Land characteristics (e.g., soil type, severity of slopes, existing conditions),
- Location of existing drainage tiles or open ditches both within the subject parcel and adjacent fields,
- Willingness of landowner to cooperate/participate,
- Level of maintenance required following construction/implementation,
- Risk and consequences of failure,
- Permanent protection against flood damages vs. temporary measures, and
- Downstream consequences of flood damage reduction measures implemented in upstream reaches.

By enrolling agricultural flood-prone land into the MRBC's Agricultural Land Use Conversion Assistance program, the landowner is entitled to various levels of tax breaks, depending on the method of protection utilized. The State of Indiana has certain "classified lands" programs to encourage landowners to engage in conservation uses of their lands. These lands, because they are not routinely tilled for agricultural use or are less productive, have a discounted tax assessment determined by subtracting an "influence factor". Woodlands, flood-prone lands, and wetlands usually qualify for such discounts. Other forms of tax breaks may also be available and may be researched by contacting the local Soil and Water Conservation District office.

The MRBC funding will be distributed through a local participating governmental unit, such as the local Soil and Water Conservation District (SWCD) or an appropriate department or plan commission of the county, city, or town within the Basin having jurisdiction over the specific site (local jurisdiction). To facilitate and enhance effective communication with the MRBC, each participating local jurisdiction must designate a Local Program Coordinator (LPC) who would represent the local jurisdiction in all matters concerning the MRBC's Agricultural Areas Land Use Conversion Program.

The LPC, with assistance from the MRBC staff, would be responsible for assisting participants in the preparation of application forms, final approval for enrollment in the Program, recommendation for the release of funds, coordination of the work, and ongoing inspections to ensure proper maintenance. Landowners, through their respective SWCD offices, counties, cities, or towns can apply for the MRBC funding assistance according to the procedures established in this document.

Participation in the MRBC Agricultural Areas Land Use Conversion Assistance Program is strictly on a voluntary basis. Not all land may be suitable for one or more components of the Program due to soil types, slopes, or other physical factors. It is the intent of this document to establish criteria by which agricultural landowners may determine whether their land is eligible for enrollment in the Program or whether it makes good economic sense to do so.

This document will review two major sub-programs: Floodplain Land Acquisition and Floodplain Conservation Easement. The second sub-program, Floodplain Conservation Easement, consists of three alternates. These three alternates all involve granting recorded easements restricting the future use of floodplain portions of the property and installing vegetative filter strips along streambanks. However, one alternate would allow the current use of the property to continue while the two others would require the restoration of the floodplain portion of the property into a wetland or woodland, as appropriate. Detailed guidelines and instructions on how to apply to the Program and how to receive financial assistance are provided. The process by which the MRBC will review and select eligible land tracts is also discussed.

ELIGIBILITY

To be eligible for the Program, the following general criteria must be met in addition to any other specific criteria established in the individual alternate program descriptions that follow later in this document. These general criteria are established so that the available funds may be used in the most efficient and effective manner.

1. A significant portion of the property must lie within the 100-year regulatory floodplain or other known flood hazard area. Preference will be given to that land being more frequently flooded (Usually situated within the 5-year floodplain);
2. Property must be located within the Maumee River Basin jurisdictional area in Indiana;
3. Property must be comprised of suitable terrain including slopes, soil types and other physical factors appropriate for each type of alternate program, as determined by the LPC/MRBC staff.
4. County, town, and city within which the property is located must have already adopted both the Flood Hazard Areas and Storm Drainage Ordinances. These ordinances must meet the minimum MRBC model ordinance requirements.

IDENTIFICATION, PUBLICIZING, AND APPLICATION PROCEDURES

It is anticipated that the tracts of land to be enrolled in the MRBC Land Use Conversion Assistance Program will be identified by each LPC, with assistance from MRBC staff, using the eligibility requirements listed earlier. It is important that agricultural landowners are well-informed of each program and have a thorough understanding of the benefits received from participation, program components, and cost-share opportunities. In order to publicize the program and gather necessary information for MRBC action, the following steps are expected to be followed:

1. *Landowner Contact/Public Outreach:* News articles will be distributed to local media to promote the programs. Landowners will also be contacted by direct mail to provide them additional specifics of the programs. Each program will also be promoted at two local field days for the purpose of conveying additional information to agricultural landowners and offering them the opportunity to ask questions or request assistance. County Commissioners and members of local Drainage Boards will be kept informed as to the progress of the programs.
2. *Site Evaluation:* Following the public outreach effort, a MRBC representative, the LPC, and technical staff from the NRCS and/or the SWCDs will make site visits to those interested in participating to determine site eligibility and the size of the proposed parcel. At this time, additional contacts may be conducted with landowners and/or farmer tenants that have not yet indicated their interest to participate in the programs.
3. *Application to the Programs:* Landowners and/or farmer tenants wishing to participate in one or more of the programs will be given a copy of the application form provided in Appendix 1.
 - a. The applicant (either a property owner or the LPC) will complete Part A of the application form. Part A includes required information regarding the landowner and/or farmer tenant, the location of the property, basic site characteristics, desired form of assistance (program alternate), and any information regarding prior flooding to the property.
 - b. The LPC will perform a preliminary screening of the application to confirm that the property is located in the targeted area and that it would appear eligible for MRBC funding assistance. It may be determined that certain areas are not eligible for certain programs or forms of cost-share assistance identified in this document. In this case, the LPC will work with the landowner to identify other potential land conservation programs and cost-sharing opportunities.
 - c. The LPC, with assistance from the applicant and the MRBC staff, will collect/determine the needed information and complete Part B of the application form. Part B consists of data which are generally more difficult for the applicant to gather including the property's location with regard to

the regulatory floodplain zone/designation, soil types, streambank slopes, and existing types of vegetation.

- d. Upon proper completion of Parts A and B of the application form, the LPC will be able to verify that the application submittal is complete, the proposed project meets the established Program Criteria, and the project is consistent with the local jurisdiction's land use plans. If satisfied, the local jurisdiction will signify its support for the project by completing Part C of the Application Form and will forward the completed form to the MRBC.

MRBC REVIEW AND SELECTION PROCESS

Upon receipt of application packages from different jurisdictions, the MRBC staff will make a final review. With assistance from the Local Program Coordinator, NRCS or SWCD staff, and the property owner, will investigate the appropriateness of the requested alternate program. If the alternate program requested by the landowner is found to be inappropriate, a different alternate program may be recommended by the MRBC staff. In such circumstances, a meeting with the landowner may be warranted to explain the situation and verify that the landowner is in agreement with the recommended plan. Once a consensus is reached on which alternate program is the most appropriate for the site, inquiries will be made for potential matching grants from outside funding sources, if applicable. The MRBC staff will then be able to determine the amount of funding assistance that the MRBC can provide. This determination will be based on the estimated total easement costs, land use conversion costs, acquisition costs, availability of local cost-share, availability of outside funding, and any applicable MRBC funding cap.

After the above review and determination process is completed, recommendations are made by staff based on the geographical location of the site, the severity of flooding, potential flood damages, adherence to established guidelines, requirement for permits, local cost-share, ability to qualify for outside matching funds, and availability of funds. The recommended projects will be presented to the MRBC Board for selection and authorization.

Upon authorization by the MRBC, the Local Program Coordinator will be notified of the amount of assistance that will be available from the MRBC as well as from any potential outside funding source (if such outside funding was pursued directly by the MRBC) so that a formal offer may be put together. The Local Program Coordinator or the MRBC staff may then proceed with notifying the property owner and obtaining formal appraisals, if necessary.

PROGRAM ALTERNATES

The MRBC Agricultural Areas Land Use Conversion Cost-share Assistance Program consists of two major sub-programs: Floodplain Land Acquisition and Floodplain Conservation Easement. The second sub-program, Floodplain Conservation Easement, consists of three alternates. These three alternates all involve granting recorded easements restricting the future use of floodplain portions of the property and installing vegetative filter strips along streambanks. However, one alternate would allow the current use of the property to continue while the two others would require the restoration of the floodplain portion of the property into a wetland or woodland, as appropriate. Not all these alternates are appropriate for all situations. Detailed information about each of these sub-programs and alternates are provided in this section.

A. Floodplain Land Acquisition Program

The MRBC has identified floodplain land acquisition as one of the options to compensate landowners for flooding damages to their farmlands situated in the floodplains within the Maumee River Basin. Such a program also lessens the likelihood of flood damage increases in the future. By acquiring floodplain land, whether through donation or fee simple purchase, the land may be placed within a land trust program to be preserved in its natural (restored) condition and provide for an open space (including woodland) corridor along the stream.

Agricultural landowners owning frequently flooded land (land generally situated within the five-year floodplain) are encouraged to participate in land preservation programs. The objective of MRBC is to facilitate the transfer of the title to a land trust or a land-holding agency. In some cases, this may be accomplished by putting the landowners in direct contact with the receiving agency or providing cost-share to such land trusts or agencies. Land purchased with MRBC funds will be donated to a land trust or a land-holding agency.

Donations to land trusts are deductible for federal income and estate tax purposes to the extent provided by law. If landowners desire to sell their land, MRBC staff will work with the landowner to determine a fair market value for the property based on existing condition appraisals. For MRBC purposes and to use the available funds in the most efficient way, payment for fee simple acquisition from the MRBC funds will only be considered for the floodplain portion of a tract of land. Exceptions may be considered when the floodplain portion of a property comprises a major portion of the tract of land and the acquisition of the floodplain portion of the tract would render the remaining portion of the tract essentially useless.

It is important to note that once the land is donated, donors are no longer involved with the management and operations of the land unless they serve as volunteers through the respective land trust or land-holding agency. The MRBC is also not responsible for operations or maintenance of the property. Once the land is turned over to the land trust, the land trust becomes the sole proprietor of the property.

By donating or selling a conservation easement, the grantor of the easement continues to hold title and pay property taxes (most likely at a reduced rate). However, certain rights to the affected land are transferred to the receiver of the easement who will now own specific land use rights. The easement holder can never use these rights but must instead monitor the land to assure that the agreement is upheld. The landowner may freely sell the property for whatever price it will bring on the open market. However, since easements "run with the land", new owners must comply with the restrictions attached to the deed.

Land use restrictions are negotiated on a site-specific basis between the property owner and the easement receiver based on an analysis of the property and careful consideration of the landowner's needs. The conveyed easement serves as a jointly held and legally binding plan for how a property will be utilized.

For MRBC purposes and to use the available funds in the most efficient way, payment for conservation easements from the MRBC funds will only be considered for the floodplain portion of a tract of land. The MRBC Floodplain Conservation Easement Program is a conservation easement in perpetuity. Easement payment will be the lesser of: the agricultural value of the land, an established payment cap, or an amount offered by the landowner (including donation). Payments for partial or full conversion of the floodplain areas into filter strips and, if desired and appropriate, into wetland and woodland corridors will be made in addition to the above appraisal-related payments.

According to Wright, the donation of a perpetual conservation easement to a qualified receiver, such as a state, county, or a land trust, is considered a tax-deductible, charitable contribution under federal law and IRS codes. For income, estate, and other tax deduction purposes, the gift of a permanent easement is similar to giving a cash donation to a church. The amount of tax benefit is determined by comparing the appraised value of the land before and after the easement donation. The difference equals the value of the gift.

The recommended process for obtaining an easement from a potential donor or easement seller is as follows:

1. *Initial Meeting with the Landowner:* The landowner, LPC/MRBC staff, and personnel from the trust or agency tour the property. This meeting clarifies the potential qualifications of the land for easement protection and the willingness of the landowner to proceed with an easement donation.
2. *Landowner Consults Advisers:* The landowner is advised to discuss options with personal legal and financial advisers. Such expenses are usually tax-deductible should the easement be conveyed.
3. *Title Information:* The landowner acquires an up-to-date land title report. If less than the entire parcel is proposed for an easement, a survey must be completed so that the parcel can be divided and legally described. The expenses for the survey is initially incurred by the landowner. However, if

the easement is conveyed, the landowner would be compensated for such expenses.

4. *Baseline data and site characteristics:* A parcel of land must meet certain requirements before the easement donor can claim federal tax deductions from the easement gift/sale. These requirements are established to ensure that the easement would provide significant public benefit. This is usually accomplished through the systematic assembly of baseline data on the characteristics and conditions of the property to show its open space, recreational, ecological, flood damage reduction, or historical value.
5. *Negotiate Easement Restrictions:* Easement restrictions usually address basic types of future allowable land use (such as agricultural, commercial and industrial use, mineral development, and recreational use) and avoid everyday land management issues. Good easement negotiations eliminate obviously destructive land use options, anticipate future conflicts, and craft restrictions that are clear, concise, and unambiguous. If a mutually acceptable set of easement restrictions can be worked out, a draft conservation easement deed is prepared.
6. *Easement Appraisal:* The receiving agency hires an independent, certified land appraiser to determine the monetary value of the land use rights to be donated/sold. The expenses related to the appraisal of the property would be covered by the MRBC or the receiving agency as part of the program's administrative costs.
7. *Funding Request from MRBC:* Once the value of the easement is known and the landowner's desires as to the future use of the easement area is determined, a request may be made to MRBC for funding. MRBC and the LPC would, in turn, investigate and request funding from outside sources. The outside funding would either be in the form of a matching fund or separate funding by an independent program or trust with similar goals.
8. *Easement Finalized:* Upon availability of funds and emergence of an agency/local government/land trust to receive the easement, the final conservation easement deed is prepared. It would also be prudent to designate a backup grantee to receive the easement should the original grantee organization cease to exist.
9. *Easement Deed Filed:* The deed of conservation easement is recorded as a perpetually binding legal document in the local clerk and recorder's office. The baseline report is also filed as a record of the condition of the property at the time of conveyance. Also recorded, will be the right-of-entry and inspection granted by the landowner to the MRBC and the local jurisdiction.
10. *Stewardship:* The landowner and easement receiver share land stewardship responsibility. The individual who granted the easement and all subsequent

owners are legally bound to honor the arrangement. A land trust or government agency should monitor the land at least once each year for violations. Failure to monitor is sometimes viewed by courts as an abandonment of the easement.

As an alternative to purchasing an easement and upon availability of funds, the MRBC, LPC, or the receiving agency may consider purchasing the property, installing filter strips, converting the remaining area into wetland/woodland corridor (if appropriate), adding appropriate restrictions/easement language to the deed, and then selling it back to a buyer.

Detailed guidelines for taking advantage of additional monetary incentives for installation of filter strips as well as for conversion of easement areas into restored wetland or woodland corridors is contained within the following sections.

Vegetative Filter Strip Grant

Filter strips are vegetated strips planted parallel to natural streams or man-made ditches to trap water borne sediment before its release into the channel. Filter strips help minimize the erosion potential of flowing waters by removing sediment through processes of filtration, deposition, infiltration, absorption, and vegetative uptake. As a result of the decreased sediment, the quality of water within the confines of the streambanks is improved. In addition to the role of sediment reduction, and more relevant to the flooding problems encountered by agricultural landowners, filter strips reduce the potential of flood-damage to crops by providing an alternative flood-tolerant land use.

Converting frequently inundated agricultural land to filter strip corridors is highly recommended for those areas that a) meet the eligibility requirements, and b) are physically suited to accommodate such a practice. In addition to obtaining a conservation easement for the floodplain property, MRBC offers financial assistance for the construction of filter strips. Filter strips enrolled in the MRBC filter strip program must be at least twenty-five (25) feet wide, but not greater than ninety-nine (99) feet wide. The minimum length of any filter strip wishing to receive financial assistance from MRBC is one hundred (100) feet. Filter strips are recommended to be installed according to the Indiana Drainage Handbook, Practice 804 (Reference 3). Examples of acceptable vegetation to be planted in the filter strip are also listed in Appendix 2.

According to the terms of the recorded easement, the filter strip is expected to be permanently retained on the designated portion of the property. However, maintenance of the filter strip is required of the landowner only for a minimum of ten (10) years. Maintenance activities include, but are not limited to: 1) mowing or utilizing an appropriate management technique for a particular flora; 2) not using any part of the filter strip as a roadway (however, occasional use of the filter strip as an access area is permitted); 3) using caution if applying herbicides; 4) regularly inspecting for erosion and repairing as necessary; and 5) keeping the filter strip free of debris and other obstructions. If filter strips have accumulated sediment to the point that they are above the design grade, the

area should be disked, graded and replanted as necessary to reestablish sheet flow conditions. It is the responsibility of the landowner to report any major problems to the LPC.

Floodplain Wetland Restoration Grant

The MRBC Floodplain Wetlands Restoration Grant offers many advantages to landowners having farmed wetlands on floodplain areas within their property. It is a voluntary program offering landowners a chance to receive payments for restoring and protecting wetlands on their floodplain property. The Program provides a unique opportunity for farmers to retire marginal, unproductive cropland within the floodplain area and reap the many benefits of having wetlands on their property. The grant is available only in conjunction with the MRBC's Floodplain Conservation Easement Program. As before, the landowner will maintain the land in private ownership. However, in addition to paying for the easement, the program pays one hundred (100) percent of the costs of restoring the wetland.

According to the terms of the recorded easement, the restored wetland is expected to be permanently retained on the designated portion of the property. However, maintenance of the restored wetland is required of the landowner only for a minimum of ten (10) years. To receive financial assistance, the landowner must sign a cooperative agreement to maintain the restored wetland for at least ten (10) years. Landowners will be responsible for taxes on easement lands, though taxes will likely be minimal as the land will not be used for crop production.

Lands eligible for the MRBC Floodplain Wetland Restoration Grant include farmed wetlands within floodplains that are restorable, and wetlands within floodplains that have previously been converted to cropland. The landowner must have owned the land for a continuous period of twelve (12) months. Eligible lands must be at least two (2) acres in size and have been planted annually or considered planted in an agricultural commodity in at least one of the past five years and capable of being cropped in the upcoming year. Adjacent land deemed necessary to protect the wetland will also be included.

Floodplain Woodland Restoration Grant

The MRBC Floodplain Woodland Restoration Grant, including its components, is set up similar to the MRBC Floodplain Wetland Restoration Grant except that once a conservation easement is obtained, the cost-share would be provided for creation, restoration, and preservation of woodlands instead of restoring wetlands.

The program will assist the landowner in establishing a permanent cover and maintaining the cover in the future. The minimum amount of floodplain land that can be enrolled in the program is three (3) acres. The easement terms and restoration cost shares are similar to those described in the MRBC Floodplain Wetland Restoration Grant.

For restoration/creation sites, the landowner must develop, through the services of a professional forester or with help from the MRBC staff and the IDNR District Foresters, a tree-planting program that specifically lays out planting schemes and future maintenance procedures that will last for a minimum period of ten (10) years. The program will pay one hundred (100) percent of the cost of the woodland restoration/creation.

According to the terms of the recorded easement, the restored/created woodland is expected to be permanently retained on the designated portion of the property. However, maintenance of the restored/created woodland is required of the landowner only for a minimum of ten (10) years.

For existing woodlands or lands supporting a growth of native or planted trees which have been set aside for the production of timber and wildlife, the land would be eligible for enrolment in the Program if it is in the floodplain and is classified as a "Classified Forest Land" by the IDNR District Forester. Both native timber land and land planted to an acceptable species of trees are eligible for classification. However, no financial assistance will be provided for tree planting. Again, a written management plan must be developed by the landowner which would adequately describe the present condition of the forest and would prescribe a plan of action that will meet the objectives of the owner and the MRBC Floodplain Woodland Restoration Grant.

The owner of the land retains complete ownership and control of his/her property. Lands designated as a Classified Forest Land are eligible for assessment at \$1.00 per acre and taxes are paid on that assessment.

Other Sources of Funding

Several similar programs exist at both the federal and the state levels as well as at the private level. For the Conservation Easement Program, the closest examples include the United States Department of Agriculture (USDA) Conservation Reserve Program (CRP), Wetland Reserve Program (WRP), and the IDNR Classified Forest Land and Classified Habitat programs. These sources of funding will be consulted and pursued by the MRBC staff and the LPC before committing the MRBC funds.

Several non-MRBC Federal, State, and local programs are also available that provide incentives or funding towards establishing filter strips. When applicable, the LPC and the MRBC staff should pursue and take advantage of these programs to augment MRBC's limited funds set aside for this assistance program.

Under 1991 legislation (IC 6-1.1-6.7-1 to -25), filter strips are eligible for a \$1 per acre assessment. The parcel must be 20-75 feet wide, but no wider. Lands may qualify as filter strips if they are adjacent to open water, including ditches, creeks, lakes, and wetlands. The strip cannot contain a building or be used for grazing. It must be placed under agreement with the appropriate drainage board along regulated drains, and the county surveyor along unregulated drains, with concurrence of the local SWCD.

The IDNR Division of Soil Conservation enters into cost-share agreements, contributing 70 to 80 percent of the costs of establishing a filter strip. Though the purpose of this agreement is to promote biological diversity, qualified tracts also receive the benefits of reduced damages caused by flooding.

FUNDING

The MRBC funding will be distributed through local jurisdictions (such as a local SWCD) and is primarily intended as a matching fund to attract various federal, state, local, or private grants. The amount of the MRBC funding will be determined on a case-by-case basis and is limited to the total cost of the project (including costs associated with the appraisals, title evidence, and other related expenses) minus that portion of the cost that may be covered by other federal, state, local, or private funding sources. **The Local Program Coordinator, with assistance from MRBC, shall pursue all available funds and grants so that the amount of direct MRBC contributions may be minimized.** MRBC funding is subject to the availability of funds at the time of funds distribution. MRBC may consider requiring local cost-share for any of these programs. The maximum amount of MRBC contribution for various MRBC Land Use Conversion Assistance Program alternates will be as follows. (Note that the MRBC funding is on a one-time only basis and that the number of acres subject to purchase or easement is not necessarily the same as number of acres for which additional Filter Strip, Wetland Restoration, or Woodland Restoration grants may be considered.)

PROGRAM	Maximum Funding (One Time Only)
A. Floodplain Land Acquisition (based on appraisal if not donated)	\$1,500 /acre
B. Floodplain Conservation Easement Program	
Recorded Easement (based on appraisal if not donated)*	\$250 /acre
Vegetative Filter Strip Grant (in addition to easement costs)*	\$750 /acre
Wetland Restoration Grant (in addition to easement costs)	\$300 /acre
Woodland Restoration Grant (in addition to easement costs)	\$300 /acre
* This component is mandatory for the MRBC Conservation Easement Program. In certain circumstances, the required installation of filter strips may be waived if it is determined that the noted filter installation would interfere with the MRBC Wetland or Woodland Restoration Grant requirements.	

REVISION OR MODIFICATION OF GUIDELINES

The guidelines, policies, and procedures (including applicable funding caps) provided in this document are subject to periodical changes or revisions with the approval of the MRBC Board.

QUESTIONS

If you have any questions, please write to: Maumee River Basin Commission, Room B-80, City-County Building, Fort Wayne, IN 46802 or call (219) 449-7226.

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APPENDIX 1
APPLICATION FORM

**MAUMEE RIVER BASIN FLOOD CONTROL MASTER PLAN
VOLUNTARY AGRICULTURAL AREAS LAND USE CONVERSION PROGRAM
APPLICATION FORM**

PART 1 (To Be Completed by the Property Owner or Local Coordinator)

Property Owner's Information

Name: _____
Address: _____ City: _____, State: __, Zip Code: _____
Telephone No. (daytime): _____ Telephone No. (home): _____

Property's Location

Property Address: _____ City: _____, State: __, Zip Code: _____

Township _____ Range _____ Section _____

____ The property is located in the corporate limits of _____ (City/town) within _____ County, Indiana

____ The property is located within the unincorporated portion of _____ County, Indiana

(Please include a location description and a map showing the location of the property and the nearest street intersection)

Desired Program Alternate (check one or more):

- Floodplain Land Acquisition
- Floodplain Conservation Easement Program
- Vegetative Filter Strip Grant
- Floodplain Wetland Reserve Grant
- Floodplain Woodland Reserve Grant

Has the site been previously flooded? Yes No (If yes, please include a narrative describing any prior damages due to flooding, including extent of flooding, dates, costs, etc.)

Affirmation

I affirm that the above information is, to the best of my knowledge, accurate.

Applicant's Signature: _____, Date Signed: _____

PART 2 (To Be Completed by the Local Coordinator)

Floodplain-related Information

Source of Potential Flooding: _____ (River/Ditch/Creek)

Flood Zone (if known): Floodway Floodway Fringe

100-year Flood Elevation (if known): _____ feet. (Source: _____)

FEMA map panel number(if known)(attach copy with location marked): _____

Eligibility

- The property appears to be appropriate for the desired program alternate
- The property does not appear to be appropriate for the desired program alternate
- The most appropriate MRBC program alternate for this property appears to be (please specify):

Requested/appropriate land area subject to this application is _____ acres.

Estimated Cost for the recommended program alternate: \$ _____

Basis for the Estimate: _____

Information in Part 2 completed by: _____, Date: _____

PART 3 (To Be Completed by the Local Coordinator)

Local Government (appropriate department, plan commission, etc.) Concurrence

Name: _____, Title: _____
_____ Department/Commission, County/City/Town of _____

Signature: _____

Comments: _____

Applicant: Please return the completed application and support documentation to:

APPENDIX 2

SUITABLE PLANT SPECIES FOR FILTER STRIPS

Suitable Plant Species for Filter Strips

<u>Common Name</u>	<u>Botanic Name</u>	<u>Seeding Rate</u>
Big Bluestem	Andropogon gerardii	5 lb/ac
New England Aster	Aster novae-angliae	2 oz/ac
Oats*	Avena sativa	25 lb/ac
Daisy*	Chrysanthemum leucanthemum	0.25 lb/ac
Chicory*	Cichorium intybus	0.1 lb/ac
Barley*	Hordeum vulgare	25 lb/ac
Annual Ryegrass*	Lolium multiflorum	25 lb/ac
Wild Bergemont	Monarda fistulosa	0.5 oz/ac
Switch Grass	Panicum virgatum	1 lb/ac
Yellow Coneflower*	Ratibida pinnata	0.25 lb/ac
Black-Eyed Susan*	Rudbeckia hirta	0.25 lb/ac
Indian Grass	Sorghastrum nutans	5 lb/ac
Alsike Clover*	Trifolium hybridum	0.1 lb/ac
Red Clover*	Trifolium pratense	0.1 lb/ac
Hoary Vervain	Verbena stricta	0.5 oz/ac

* - Indicates a transition species to be planted in the outer 5 feet of the filter strip to blend into existing landscape.