

Land Trusts Grants Program Round 2

RFP 0172: Appraisal Costs for Proposed Ag. Conservation Easement Projects

Questions and Answers

**Land Trust Grants Round 2- RFP0172**

***Appraisals for Proposed Conservation Easement projects***

***Questions and Answers***

**Q1:** The appraisal guidance document (GD#6) lists the checklist question “Is the effective date of the appraisal within three years of closing the project?” Is this 3-year “shelf life” accurate for the appraisals completed under this RFP and for future FPIG projects?

**A:** *The 3-year reference in the appraisal guidance document is intended to allow flexibility for an FPIG-awarded applicant to use an appraisal funded by an FPIG award within a 3-year window of the date of that appraisal report.*

*However, this grant opportunity is not intended to obtain appraisals for which the value of development rights will be determined for future FPIG-awarded projects. But, it would be appropriate to use funding awarded under this grant opportunity to obtain appraisals from which the estimated value of development rights will be used on a Financial Worksheet to be submitted as part of a proposal submitted in response to a future FPIG Request For Proposals for Conservation Easement Projects. The difference being that the latter will be an excellent basis to derive an accurate estimate for use in a future FPIG proposal, while the former may become too old of a value to rely upon to determine the purchase price of an easement to be acquired for a project receiving a future FPIG award.*

**Q1a:** If a property that has an appraisal completed under this RFP is subsequently awarded a Farmland Protection Implementation Grant (FPIG) by NYSDAM, and the purchase of development rights closes later than 3 years from the effective date of the appraisal, would an update to the appraisal be eligible costs under the FPIG project?

**A:** *Yes, but please refer to the answer to Question 1.*

**Q2:** A site plan, submitted as part of the Project File, must be approved by NYSDAM. If a property has an approved site plan under this RFP and an appraisal completed, and the property is the subject of a later Farmland Protection Implementation Grant (FPIG) application to NYSDAM, how will NYSDAM consider or handle the change to the site plan?

**A:** *Future FPIG opportunities will involve the evaluation of a site plan, particularly if any modification is proposed to it. Your scenario is a good illustration as to why you should not attempt or presume to obtain an appraisal under this grant opportunity that will be used to determine the actual purchase price to acquire a conservation easement awarded under a future FPIG grant opportunity.*

## Land Trusts Grants Program Round 2

### RFP 0172: Appraisal Costs for Proposed Ag. Conservation Easement Projects

#### Questions and Answers

**Q2a:** Would a new appraisal be required as part of the FPIG project that contemplated the new site plan?

**A2a:** *Please refer to the answers to Questions 1 and 2.*

**Q2b:** Are there particular site plan changes that would be acceptable and others that would be problematic?

**A2b:** *Please refer to the Department's guidance document regarding land planning for an agricultural conservation easement.*

**Q2c:** Would a new appraisal be required as part of the FPIG project that contemplated the new site plan?

**A2c:** *Whether a new appraisal or an update/revised appraisal would be required cannot be determined from your question. Moreover, please refer to the answers to Questions 1 and 2.*

**Q2d:** Are there particular site plan changes that would be acceptable and others that would be problematic?

**A2d:** *Please refer to the answer to Question 2b.*

**Q3:** An agricultural conservation easement is a required component of all appraisals submitted as part of this grant. If a property has an appraisal completed under this RFP and is subsequently awarded a Farmland Protection Implementation Grant (FPIG) by NYSDAM, it stands to reason that the contemplated agricultural conservation easement for the FPIG might evolve from the draft included in the appraisal under this RFP. How will NYSDAM handle such changes?

**A3:** *Future FPIG grant opportunities will include the review of each proposed conservation easement document associated with that Conservation Easement Project. Please refer to the answer to Question 2c.*

**Q3a:** Will an updated appraisal then be required for the FPIG project?

**A3a:** *Please refer to the answers to Questions 1 and 2.*

**Q3b:** How will NYSDAM handle such changes?

**A3b:** *Please refer to the answer to Question 2c.*

## Land Trusts Grants Program Round 2

### RFP 0172: Appraisal Costs for Proposed Ag. Conservation Easement Projects

#### Questions and Answers

**Q4:** If a future Farmland Protection Implementation Grant (FPIG) application has a completed appraisal as part of an award under this RFP, will it receive preference or bonus points in its evaluation?

**A4:** *The Department offers no comment at this time.*