



## Current Use Advisory Board

Meeting

May 29, 2024

11 am

Meeting via Microsoft Teams

Final as Amended 9/24/24

### **Minutes**

#### **Committee members attending:**

Ryan Patch (designee for AAFM Secretary)

Jill Remick

Josh Lagerquist

Harold Howrigan

Ted Foster

Keith Thompson (designee for FPR Commissioner)

Steve Handfield

Alan Calfee

Walter Hastings

Gail Fallar

Michael Hogan

#### **Guests:**

Camden Bean, PVR

Abby Shepard

The meeting was called to order at 11:01 a.m.

#### **Introductions**

Introductions were made.

#### **Review and Approval of Minutes from the Prior Meeting**

February 2024 Meeting Minutes were reviewed. Gail Fallar moved to approve with an edit on the spelling of her name; Alan Calfee seconded. Unanimously approved.

#### **Act 148 of 2022 Use Values Report Discussion (Act 146 of 2022, Sec. 3(b))**

Keith gives further context on the necessity for the bill and its purpose. Keith goes on to discuss that use value of productive land is based on managing saw timber, which is different than reserve forestland, economic potential could be as low as zero. This could create an incentive to

change treatment of working forestland, but FPR recommend they stay the same. Steve concurs that there is a financial benefit for carbon capture as well as sugaring.

Walter, Michael, and Harold all agree.

Michael asks Keith about the amount of testimony given on the topics covered in the bill, Keith clarifies that there was a lot of testimony given on the subject last year.

### **Steve raises concern about use value prices rising year over year.**

What concerns him is the residual acreage after first two acres are staying the same or changing very little. Not saving folks very much.

Walter gives further context on why the prices are continually going up on cost of land from an assessor point of view.

Harold gives their opinion on if use value rates should be updated and that the price of grain has been climbing.

Ryan agrees with Harold that agricultural land value is lowering, and the amount of share is also dropping from 12% in 2017 to 10% current day.

Steve gives his opinion on some towns that may require a CU Audit: Wells, Mendon and Addison.

### **Forestry Category Changes**

CUAB concurs with keeping the forestry categories the same.

25% of acres, 15% of parcels could be possibly eligible.

less than 2k acres, less than 20 parcels have enrolled.

### **Keith discusses invasives affecting the manageability of land for timber.**

Jill asks for clarification if there is verbiage for invasives in forest management plans, Keith answers in the affirmative for some plans. Harold comments on experience with invasives.

Harold and Ryan on agriculture calculations: Rental prices continue to rise but the profitability is going down. Some lands are important for conservation purposes but not profitable for timber harvest.

### **Jill speaks on the need to revisit altering the calculations for land value appraisals and forest formula.**

Keith reminds that it is subject to rule making. Walter asks what the timeline on looking into this issue should be. Ryan offers to work with some others to draft a new CUAB formula. Jill asks for a timeline for a possible subcommittee on this topic.

Keith says they should revisit the forest calculations as well, to ensure it is updated; Alan agrees.

### **Legislative Update**

Proposals for water quality and flood plains were floated but not picked up. Ryan raises concern over the lack of protections for agricultural land in recent bills.

### **Update on Current Use Rules Update**

Jill notes that Elizabeth Hunt is retiring in September.

Steve and Josh offered to join a subcommittee on current use rule updates. Discussion was had on the impact on enrollment of milk checks recipients being different from the owner of the enrolled land, and if they can deploy tax returns digitally.

**Meeting Adjourned**

Michael motioned to adjourn the meeting. Seconded by Harold. Approved unanimously at 12 p.m.