



# State of New Jersey

STATE AGRICULTURE DEVELOPMENT COMMITTEE  
HEALTH/AGRICULTURE BUILDING  
PO Box 330  
TRENTON NJ 08625-0330

CHRIS CHRISTIE  
Governor

KIM GUADAGNO  
Lt. Governor

DOUGLAS H. FISHER  
Secretary

**Susan E. Payne**  
Executive Director  
(609) 984-2504  
(609) 292-7988  
(609) 633-2004 ~ FAX

Douglas H. Fisher  
Chairman

July 25, 2011

John Costigan  
214 Birdsall Road  
Farmingdale, NJ 07727

Re: 2009 Municipal Planning Incentive Grant  
SADC Final Approval  
Howell Township, Monmouth County

TOWNSHIP OF HOWELL  
RECEIVED  
2011 JUL 29 P 2:38  
CLERK'S OFFICE

Dear Mr. Costigan:

On June 23, 2011 the State Agriculture Development Committee (SADC) granted final approval to the Howell Township 2009 Municipal Planning Incentive Grant application. The resolution of approval is attached for your files.

Having received final approval the Township's identified target farms are now eligible to proceed through the full application approval process.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Susan E. Payne  
Executive Director

Enclosure

- c: Timothy Brill, SADC Planning Manager  
Steven Bruder, Senior Planner  
Harriet Honigfeld, Monmouth CADB Administrator (w/attachment)

**FYI**

8/4/11 [Signature]

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**STATE AGRICULTURE DEVELOPMENT COMMITTEE**

**RESOLUTION #FY2011R6(1)  
FINAL APPROVAL**

**of the**

**HOWELL TOWNSHIP, MONMOUTH COUNTY  
PLANNING INCENTIVE GRANT APPLICATION INCLUDING THE COMPREHENSIVE  
FARMLAND PRESERVATION PLAN AND PROJECT AREA SUMMARIES**

**2009 PLANNING ROUND**

**June 23, 2011**

WHEREAS, the State Agriculture Development Committee ("SADC") is authorized under the Farmland Preservation Planning Incentive Grant Act, P.L. 1999, c.180 (N.J.S.A. 4:1C-43.1), to provide a grant to eligible counties and municipalities for farmland preservation purposes based on whether the identified project area provides an opportunity to preserve a significant area of reasonably contiguous farmland that will promote the long term viability of agriculture as an industry in the municipality or county; and

WHEREAS, to be eligible for a grant, a municipality shall:

1. Identify project areas of multiple farms that are reasonably contiguous and located in an agricultural development area ("ADA") authorized pursuant to the Agriculture Retention and Development Act, P.L. 1983, c.32 (C.4:1C-11 et seq.);
2. Establish an agricultural advisory committee composed of at least three, but not more than five, residents with a majority of the members actively engaged in farming and owning a portion of the land they farm;
3. Establish and maintain a dedicated source of funding for farmland preservation pursuant to P.L. 1997, c.24 (C.40:12-15.1 et seq.), or an alternative means of funding for farmland preservation, such as, but not limited to, repeated annual appropriations or repeated issuance of bonded indebtedness, which the SADC deems to be, in effect, a dedicated source of funding; and
4. Prepare a farmland preservation plan element pursuant to paragraph (13) of section 19 of P.L. 1975, c.291 (C.40:55D-28) in consultation with the agricultural advisory committee; and

WHEREAS, the SADC adopted amended rules, effective July 2, 2007, under Subchapter 17A (N.J.A.C. 2:76-17A) to implement the Farmland Preservation Planning Incentive Grant Act, P.L. 1999, c.180 (N.J.S.A. 4:1C-43.1) by establishing a municipal farmland preservation planning incentive grant program; and

WHEREAS, a municipality applying for a grant to the SADC shall submit a copy of the municipal comprehensive farmland preservation plan and a project area summary for each project area designated within the plan, pursuant to N.J.A.C. 2:76-17A.6; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.4, the SADC specified that a municipal comprehensive farmland preservation plan shall, at a minimum, include the following components:

1. The adopted farmland preservation plan element of the municipal master plan;
2. A map and description of the municipality's agricultural resource base including, at a minimum, the proposed farmland preservation project areas;
3. A description of the land use planning context for the municipality's farmland preservation initiatives including identification and detailed map of the county's adopted Agricultural Development Area (ADA) within the municipality, consistency of the municipality's farmland preservation program with county and other farmland preservation program initiatives and consistency with municipal, regional and State land use planning and conservation efforts;
4. A description of the municipality's past and future farmland preservation program activities, including program goals and objectives, including a summary of available municipal funding and approved funding policies in relation to the municipality's one-, five- and ten-year preservation projections;
5. A discussion of the actions the municipality has taken, or plans to take, to promote agricultural economic development in order to sustain the agricultural industry;
6. Other farmland preservation techniques being utilized or considered by the municipality;
7. A description of the policies, guidelines or standards used by the municipality in conducting its farmland preservation efforts, including any minimum eligibility criteria or standards used by the municipality for solicitation and approval of farmland preservation program applications in relation to SADC minimum eligibility criteria as described at N.J.A.C. 2:76-6.20, adopted ranking criteria in relation to SADC ranking factors at N.J.A.C. 2:76-6.16, and any other policies, guidelines or standards that affect application evaluation or selection;
8. A description of municipal staff and/or consultants used to facilitate the preservation of farms; and
9. Any other information as deemed appropriate by the municipality; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.5, the SADC required the municipality to prepare a project area summary containing the following information for each project area:

1. An inventory showing the number of farms or properties, and their individual and aggregate acreage, for targeted farms, farmland preservation applications with final approvals,

preserved farms, lands enrolled in an eight-year farmland preservation program and preserved open space compatible with agriculture;

2. Aggregate size of the entire project area;
3. Density of the project area;
4. Soil productivity of the targeted farms;
5. An estimate of the cost of purchasing development easements on the targeted farms in the designated project area;
6. A multi-year plan for the purchase of development easements on the targeted farms in the project area, indicating the municipality's and, if appropriate, any other funding partner's share of the estimated purchase price, including an account of the estimated percentage of leveraged State funds and the time period of installment purchase agreements, where appropriate; and

WHEREAS, on May 24, 2007, the SADC adopted *Guidelines for Developing Municipal Comprehensive Farmland Preservation Plans* to supplement the new rules at N.J.A.C. 2:76-17A and provide uniform, detailed plan standards, update previous planning standards, and incorporate recommendations from the 2006 edition of the Agricultural Smart Growth Plan for New Jersey, the Planning Incentive Grant Statute (N.J.S.A. 4:1C-43.1) and the New Jersey Department of Agriculture Guidelines for Plan Endorsement under the State Development and Redevelopment Plan; and

WHEREAS, the *Guidelines* emphasize that these Municipal Comprehensive Farmland Preservation Plans should be developed in consultation with the agricultural community including the municipal Agricultural Advisory Committee, municipal Planning Board, CADB, county Planning Board and the county Board of Agriculture, and where appropriate, in conjunction with surrounding municipalities and the County Comprehensive Farmland Preservation Plan, with at least two public meetings including a required public hearing prior to Planning Board adoption as an element of the municipal master plan; and

WHEREAS, SADC staff have worked in partnership with municipal representatives to provide and identify sources for the latest data with respect to agricultural statistics, water resources, agricultural economic development, land use and resource conservation; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.6(a), the SADC received 37 municipal planning incentive grant applications by the December 17, 2007 deadline (since December 15, 2007 fell on a Saturday), consisting of a copy of the municipality's draft comprehensive farmland preservation plan, annual application and all applicable project area summaries, as summarized in the attached Schedule A; and

WHEREAS, these 37 applications identified 89 project areas in 7 counties and targeted 1,865 farms and 88,448 acres at an estimated total cost of \$1,637,836,000, with a ten-year preservation goal of 62,065 acres; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.6(b)1 and N.J.A.C. 2:76-17A.6(b)2, in order to improve municipal and county farmland preservation coordination, the municipality forwarded its application to the county for review and provided evidence of county review and comment and, if appropriate, the level of funding the county is willing to provide to assist in the purchase of development easements on targeted farms; and

WHEREAS, pursuant to N.J.A.C. 2:76-17A.7, SADC staff reviewed and evaluated the municipalities' applications to determine whether all the components of the comprehensive farmland preservation plans are fully addressed and complete and whether the project area summaries are complete and technically accurate, and that the application is designed to preserve a significant area of reasonably contiguous farmland that will promote the long-term economic viability of agriculture as an industry; and

WHEREAS, on May 22, 2008, the SADC granted conditional preliminary approval to all 37 municipal planning incentive grant applications received for the 2009A Municipal Planning Incentive Grant planning round; and

WHEREAS, the conditions of preliminary approval for Howell Township were as follows:

1. SADC determination that each designated project area is complete and technically accurate.
2. SADC receipt of evidence of the adoption of the Comprehensive Farmland Preservation Plan by the municipal planning board after a properly noticed public hearing.
3. SADC receipt of an electronic and paper copy of the approved Comprehensive Farmland Preservation Plan; and

WHEREAS, SADC staff have since determined that Howell Township has satisfied all requirements of the conditional preliminary approval; and

WHEREAS, to date \$750,000 of FY09 funding has been appropriated for the purchase of development easements on the eligible list of farms identified in the Township's approved PIG Project Area and an additional \$500,000 of FY11 funding is pending appropriation; and

NOW THEREFORE BE IT RESOLVED, that the SADC grants final approval of the Howell Township Planning Incentive Grant application submitted under the FY09 program planning round as summarized in the attached Schedule B:

BE IT FURTHER RESOLVED, that funding eligibility shall be established pursuant to N.J.A.C. 2:76-17A.8(a), and SADC Resolution #FY08R5(44); and

BE IT FURTHER RESOLVED, that the SADC will monitor the municipality's funding plan pursuant to N.J.A.C. 2:76-17A.17 and adjust the eligibility of funds based on the municipality's progress in implementing the proposed funding plan. Each Planning Incentive Grant municipality should expend its grant funds within three years of the date the funds are appropriated. To be considered expended a closing must have been completed with the SADC. Any funds that are not expended within three years are subject to reappropriation and may no longer be available to

the municipality; and

BE IT FURTHER RESOLVED, that the SADC will continue to assist municipalities with planning for agricultural retention, the promotion of natural resource conservation efforts, county and municipal coordination, and agricultural economic development and in strengthening of Right to Farm protections; and

BE IT FURTHER RESOLVED, that the SADC's approval is conditioned upon the Governor's review period pursuant to N.J.S.A 4:1C-4f.

6-23-11

Date



Susan E. Payne, Executive Director  
State Agriculture Development Committee

VOTE WAS RECORDED AS FOLLOWS:

Douglas H. Fisher, Chairperson	YES
Richard Boornazian (rep. DEP Commissioner Martin)	YES
James Requa (rep. DCA Commissioner Grifa)	YES
Brian Schilling (rep. Executive Dean Goodman)	ABSENT
Ralph Siegel (rep. State Treasurer Andrew P. Sidamon-Erstoff)	ABSTAINED
Jane Brodhecker	ABSENT
Alan Danser	YES
Denis Germano	ABSENT
Torrey Reade	YES
James Waltman	ABSENT

2009 COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT  
APPLICATION SUMMARY

County/ Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost Per Acre	Project Area Acreage	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	10-Year Total Cost	10-Year SADC Cost	Dedicated Tax \$0.00/\$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
<b>Burlington</b>	4	207	22,804	\$100,000,000	\$8,577	111,806	1,000	5,000	10,000	\$85,766,400	\$51,883,200	4.0	\$19,000	No Set Amount
<b>Camden</b>	5	57	3,466	\$30,842,500	\$8,888	15,071	762	2,369	3,470	\$30,842,470	\$18,544,235	2.0	\$7,600	No Set Amount
<b>Cape May</b>	6	159	13,171	\$357,257,911	\$27,124	16,065	299	1,097	1,976	\$53,596,095	\$32,157,657	1.0	\$4,400	No Set Amount
<b>Gloucester</b>	11	26	1,485	\$20,911,849	\$14,085	112,929	1,000	5,000	10,000	\$140,850,000	\$84,510,000	4.0	\$10,400	No Set Amount
<b>Franklin</b>	5	259	5,464	\$33,027,000	\$6,300	10,152	828	2,662	5,613	\$35,361,900	\$22,732,650	1.0	\$0,076	No Set Amount
<b>Woolwich</b>	3	74	4,071	\$45,600,000	\$19,800	5,139	415	2,070	4,134	\$81,853,200	\$49,111,920	5.0	\$0,280	Up to \$0.280
<b>Hunterdon</b>	7	89	7,916	\$72,011,230	\$16,000	177,835	1,500	7,500	15,000	\$240,000,000	\$144,000,000	3.0	\$7,060	\$2,290
<b>Alexandria</b>	4	13	2,448	\$22,000,000	\$9,000	3,640	250	750	1,500	\$13,500,000	\$8,100,000	4.0	\$0,314	No Set Amount
<b>Delaware</b>	2	15	1,272	\$22,800,000	\$18,000	23,707	500	2,500	5,000	\$90,000,000	\$54,000,000	6.0	\$0,537	\$0,537
<b>East Amwell</b>	1	14	1,364	\$15,000,000	\$11,000	13,523	136	682	1,364	\$15,004,000	\$9,002,400	4.0	\$0,315	\$0,350
<b>Franklin</b>	1	18	1,494	\$21,800,000	\$14,000	4,246	30	750	1,494	\$20,909,280	\$12,545,568	5.0	\$0,275	\$0,200
<b>Holland</b>	4	28	1,928	\$192,800,000	\$10,000	11,335	250	1,250	2,500	\$25,000,000	\$15,000,000	2.0	\$0,079	\$0,079
<b>Kingwood</b>	1	34	2,476	\$24,760,000	\$10,000	12,645	227	1,136	2,476	\$24,760,000	\$14,856,000	3.0	\$0,211	\$0,106
<b>Raritan</b>	4	17	1,284	\$27,400,000	\$22,635	6,111	100	300	600	\$13,580,700	\$8,148,420	2.0	\$0,646	No Set Amount
<b>Readington</b>	1	42	2,330	\$44,270,000	\$19,000	15,759	200	1,000	2,000	\$38,000,000	\$22,800,000	2.0	\$0,570	\$0,600
<b>Tewksbury</b>	3	3	409	\$9,700,000	\$23,687	4,557	100	300	1,000	\$23,687,000	\$14,212,200	5.0	\$0,425	No Set Amount
<b>West Amwell</b>	1	8	757	\$9,088,440	\$12,000	10,440	100	500	757	\$9,084,000	\$5,450,400	6.0	\$0,315	No Set Amount
<b>Mercer</b>	7	34	3,004	\$127,816,617	\$42,560	17,725	100	500	1,000	\$42,560,000	\$25,536,000	3.0	\$13,300	No Set Amount
<b>Hopewell</b>	1	3	603	\$18,100,000	\$30,000	10,582	133	536	603	\$18,090,000	\$10,954,000	2.0	\$0,900	No Set Amount
<b>Middlesex</b>	5	129	5,345	\$199,865,500	\$41,300	20,619	225	1,125	2,250	\$92,925,000	\$55,755,000	3.0	\$30,000	No Set Amount
<b>Monmouth</b>	5	144	14,220	\$453,809,000	\$31,918	59,146	1,200	5,000	8,000	\$255,343,440	\$153,206,064	1.5	\$17,900	No Set Amount
<b>Colts Neck</b>	1	6	293	\$14,000,000	\$43,278	19,023	97	300	600	\$25,966,800	\$15,580,080	2.5	\$0,354	No Set Amount
<b>Holmdel</b>	1	18	564	\$26,117,148	\$46,307	2,568	10	70	338	\$15,651,766	\$9,391,060	2.5	\$1,145	No Set Amount
<b>Howell</b>	3	13	560	\$12,845,840	\$22,939	12,666	127	370	453	\$10,383,338	\$6,230,003	2.0	\$1,396	\$0,700
<b>Manalapan</b>	1	36	1,560	\$31,100,000	\$19,936	9,223	156	780	1,560	\$31,100,160	\$18,660,096	2.0	\$1,200	No Set Amount
<b>Marlboro</b>	3	17	588	\$36,700,000	\$62,500	19,690	45	312	588	\$36,750,000	\$22,050,000	2.0	\$0,625	No Set Amount
<b>Millstone</b>	4	62	4,038	\$121,140,000	\$30,000	12,359	716	1,116	1,716	\$51,480,000	\$30,888,000	6.0	\$0,830	No Set Amount
<b>Upper Freehold</b>	1	207	10,390	\$207,800,000	\$20,000	30,368	550	1,000	1,500	\$30,000,000	\$18,000,000	4.0	\$0,328	No Set Amount
<b>Morris</b>	3	96	6,901	\$203,800,332	\$29,532	169,342	542	2,709	5,418	\$160,004,376	\$96,002,626	3.0	\$44,000	\$11,000
<b>Ocean</b>	6	160	3,359	\$78,000,730	\$24,962	21,136	387	901	3,402	\$84,919,193	\$50,951,516	1.2	\$10,000	No Set Amount
<b>Passaic</b>	1	5	116	\$4,645,800	\$40,000	6,415	100	500	1,000	\$40,000,000	\$24,000,000	1.0	\$5,200	\$0,780
<b>Salem</b>	3	173	6,949	\$50,847,700	\$7,317	80,125	2,600	13,000	26,000	\$190,248,760	\$118,524,380	2.0	\$0,900	\$0,900
<b>Alloway</b>	2	10	600	\$3,800,000	\$6,333	3,000	200	400	600	\$3,799,800	\$2,439,900	2.0	\$0,040	\$0,040
<b>Pilesgrove</b>	3	44	3,970	\$62,314,000	\$15,697	7,297	179	827	1,506	\$23,639,682	\$14,183,809	3.0	\$0,145	\$0,145
<b>Pittsgrove</b>	2	89	3,180	\$23,850,000	\$7,500	7,093	435	1,997	3,814	\$28,605,000	\$17,735,100	3.0	\$0,178	No Set Amount

2009 COUNTY AND MUNICIPAL PLANNING INCENTIVE GRANT  
APPLICATION SUMMARY

County / Municipality	# of Project Areas	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost Per Acre	Project Area Acreage	1 Year Acreage Goal	5 Year Acreage Goal	10 Year Acreage Goal	10-Year Total Cost	10-Year SADC Cost	Dedicated Tax \$0.0 / \$100	Annual Tax Revenue in Millions	Annual Tax for Farmland Preservation in Millions
Upper Pittsgrove	4	20	1,000	\$7,500,000	\$7,500	1,000	200	500	1,000	\$7,500,000	\$4,650,000	2.0	\$0.070	\$0.070
<b>Somerset</b>	<b>13</b>	<b>440</b>	<b>18,333</b>	<b>\$209,139,753</b>	<b>\$11,407</b>	<b>87,695</b>	<b>1,000</b>	<b>5,000</b>	<b>10,000</b>	<b>\$114,074,600</b>	<b>\$68,444,760</b>	<b>3.0</b>	<b>\$18.340</b>	<b>No Set Amount</b>
Bedminster	1	72	5,427	\$182,810,000	\$30,000	10,111	500	3,000	5,500	\$165,000,000	\$99,000,000	2.0	\$0.522	No Set Amount
Bernards	1	29	702	\$55,300,000	\$75,000	3,798	165	265	270	\$20,250,000	\$12,150,000	4.0	\$3.030	No Set Amount
Branchburg	1	23	737	\$40,500,000	\$55,000	1,873	154	266	737	\$40,535,000	\$24,321,000	5.0	\$1.500	No Set Amount
Franklin	2	25	1,100	\$42,600,000	\$31,254	17,422	130	650	1,100	\$34,378,960	\$20,627,376	5.0	\$4.000	No Set Amount
Hillsborough	3	36	1,686	\$33,761,000	\$20,000	3,860	100	500	1,000	\$20,000,000	\$12,000,000	4.1	\$1.480	\$0.300
Montgomery	1	26	1,250	\$37,550,000	\$30,000	20,646	115	385	500	\$15,000,000	\$9,000,000	4.0	\$1.700	No Set Amount
<b>Sussex</b>	<b>10</b>	<b>292</b>	<b>14,050</b>	<b>\$83,105,914</b>	<b>\$6,110</b>	<b>176,195</b>	<b>2,648</b>	<b>13,240</b>	<b>26,480</b>	<b>\$161,793,065</b>	<b>\$104,728,532</b>	<b>2.0</b>	<b>\$3.965</b>	<b>\$3.600</b>
<b>Warren</b>	<b>7</b>	<b>300</b>	<b>31,267</b>	<b>\$167,470,562</b>	<b>\$5,356</b>	<b>148,582</b>	<b>1,625</b>	<b>8,125</b>	<b>16,250</b>	<b>\$87,035,163</b>	<b>\$58,142,581</b>	<b>6.0</b>	<b>\$7.800</b>	<b>\$4.500</b>
Franklin	4	104	6,142	\$50,207,180	\$8,980	9,455	250	1,204	2,289	\$20,645,020	\$12,391,610	6.5	\$0.270	No Set Amount
Fraylinghuysen	7	82	3,511	\$22,821,500	\$6,500	9,354	100	500	1,000	\$6,500,000	\$4,150,000	2.0	\$0.055	\$0.055
Greenwich	1	8	1,223	\$24,460,000	\$20,000	3,454	120	480	1,189	\$23,780,000	\$14,268,000	4.0	\$0.237	\$0.130
Harmony	3	152	5,454	\$43,632,000	\$8,000	12,409	100	500	1,000	\$8,000,000	\$4,900,000	5.0	\$0.247	\$0.247
Hope	3	92	1,800	\$29,682,000	\$6,000	5,384	200	900	1,800	\$10,800,000	\$7,020,000	5.0	\$0.045	No Set Amount
Knowlton	2	61	3,460	\$27,900,000	\$8,053	13,355	100	500	1,000	\$8,053,000	\$4,926,500	2.0	\$0.051	\$0.102
Pohatcong	4	105	3,313	\$33,100,000	\$10,000	5,306	1,015	1,763	1,955	\$19,550,000	\$11,730,000	5.0	\$0.155	\$0.155
<b>County Totals (15)</b>	<b>93</b>	<b>2,311</b>	<b>152,286</b>	<b>\$ 2,159,525,288</b>		<b>1,220,686</b>	<b>14,988</b>	<b>71,066</b>	<b>140,246</b>	<b>\$1,779,958,562</b>	<b>\$1,086,386,551</b>		<b>\$200</b>	
<b>Municipal Totals (37)</b>	<b>89</b>	<b>1,865</b>	<b>88,448</b>	<b>\$1,637,836,108</b>		<b>372,550</b>	<b>9,033</b>	<b>33,021</b>	<b>62,065</b>	<b>\$1,066,198,606</b>	<b>\$643,106,092</b>		<b>\$25</b>	

Note: In many cases County and Municipal project areas overlap. Also, identified farms may appear on both County and Municipal target farm lists.

Date: 6/14/11



Schedule B

MUNICIPAL PLANNING INCENTIVE GRANT  
Final Approval Application  
(2009 Round)  
June 2011

Municipality	County	Project Area	# of Targeted Farms	Targeted Farms Acreage	Estimated Total Cost	Estimated Cost per Acre	1-Year Acreage Goal	5-Year Acreage Goal	10-Year Acreage Goal	Dedicated Tax \$0.0 / \$100	Annual Tax Revenue	Annual Tax for Farm Preservation
Howell	Monmouth	North Central	8	308	\$9,572,024	\$31,078						
		Manasquan Reservoir South	3	138	\$1,791,516	\$12,982						
		Manasquan Reservoir West	2	114	\$1,482,000	\$13,000						
Total		3	13	560	\$12,845,540		127	370	452	2.0	\$1,300,000	\$700,000
June 2011 MUN. FIG (2009 Round) FINAL APPROVAL TOTALS												
		3	13	560	\$12,845,540		127	370	452			