

Town of Scarborough  
Parks and Conservation Land Board

## **Agenda**

Thursday May 9, 2024 – 10:00 AM

Town Hall – Council Chambers B or Zoom

[https://www.google.com/url?q=https://scarboroughmaine.zoom.us/j/88260349087&sa=D&source=calendar&ust=1715086594619844&usg=AOvVaw1jgn0RTPxr6O2\\_22u7MKdT](https://www.google.com/url?q=https://scarboroughmaine.zoom.us/j/88260349087&sa=D&source=calendar&ust=1715086594619844&usg=AOvVaw1jgn0RTPxr6O2_22u7MKdT)

1. Attendance
2. Approval of minutes – April 11
3. Public comments
4. Land Acquisition Reserve Fund
  - a. Remaining bond authorization report
  - b. Presentation of conservation land bond program recommendations by the Trust for Public Land
  - c. Discussion of Conservation Land Bond recommendation to Finance Committee and Town Council
5. Application for funding – Silver Brook Preserve II
6. Updates
  - a. Pleasant Hill Preserve expansion passed unanimously by Town Council at first reading on April 4 and second reading April 17
  - b. Ad-Hoc Open Space Committee
7. Success/20-year report
8. Items for next agenda

## **2024 Scheduled Meetings**

**At 10:00 AM at Town Hall – Council Chambers B**

June 13

September 12

November 14

TOWN OF SCARBOROUGH  
5/6/2024

**LAND/PARKS 2019 VOTER APPROVAL**

\$ 2,500,000.00

12/21/2020	649 U.S. ROUTE 1 - GOVERNOR WILLIAM KING TEMPLE	PURCHASE DEPOSIT	(10,000.00)	
1/7/2021	649 U.S. ROUTE 1 - GOVERNOR WILLIAM KING TEMPLE	PURCHASE	(354,141.63)	
1/7/2021	649 U.S. ROUTE 1 - GOVERNOR WILLIAM KING TEMPLE	TITLE CO.	(100.00)	
2/4/2021	649 U.S. ROUTE 1 - GOVERNOR WILLIAM KING TEMPLE	ARCHITCTURAL /ENGINEERING	(1,552.02)	
9/8/2021	649 U.S. ROUTE 1 - GOVERNOR WILLIAM KING TEMPLE	ROOF REPLACEMENT	<u>(30,304.71)</u>	(396,098.36)
12/5/2021	196 GORHAM ROAD - LIBBY PROPERTY	PURCHASE	<u>(200,000.00)</u>	(200,000.00)
12/22/2022	91 BURNHAM ROAD	PURCHASE	<u>(140,000.00)</u>	(140,000.00)
9/21/2023	00 GORHAM ROAD - END OF FINCH WAY	PURCHASE	<u>(130,000.00)</u>	(130,000.00)
1/2/2024	50 HANSON ROAD - SILVER BROOK PRESERVE	PURCHASE	<u>(210,000.00)</u>	(210,000.00)

REMAINING UNSPENT AUTHORIZATION

\$ 1,423,901.64

**COMMITMENTS:**

4/17/2024	TOWN COUNCIL APPROVAL TO PURCHASE 162 SPURWINK ROAD	<u>(350,000.00)</u>	(350,000.00)
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REMAINING AUTHORIZATION

\$ 1,073,901.64

**LAND ACQUISITION FUND**

1200-010350-85049 (Established May 2017)

\$ 22,015.90



# Scarborough, Maine Conservation Program Recommendations

Scarborough Parks and Conservation Land Board

May 9, 2024

# Scarborough Program Recommendations

- Trust for Public Land – Conservation Finance
- Program Recommendations
- Next Steps



We Believe Everyone Should  
Have Access to the Outdoors

We create parks and protect  
land for people, ensuring  
healthy, livable communities  
for generations to come.



# What is the Trust for Public Land's Conservation Finance Program?

We create and protect new public funding for land conservation, parks, and restoration through the research, design, and passage of ballot measures and legislation and serve as thought leaders in the field.



# Our Track Record

- ✓ 655 wins
- ✓ 83% passage rate
- ✓ \$94 billion created
- ✓ Over 175 million “Yes” Votes



# Trust for Public Land Ballot Measures in Maine

## 8 of 9 – 89% Passage Rate

Jurisdiction	Year	Finance Mechanism	% Yes	Park and Conservation Funding Approved
Scarborough	11-05-2019	Bond	58%	\$ 2,500,000
Maine	11-06-2012	Bond	61%	\$ 5,000,000
Maine	11-02-2010	Bond	59%	\$ 9,750,000
Windham	11-03-2009	Bond	47%	\$ -
Scarborough	11-03-2009	Bond	68%	\$ 1,000,000
Maine	11-06-2007	Bond	63%	\$ 17,000,000
Maine	11-08-2005	Bond	65%	\$ 12,000,000
Scarborough	11-07-2000	Bond	75%	\$ 1,500,000
Maine	11-02-1999	Bond	69%	\$ 50,000,000

*Source: The Trust for Public Land's LandVote Database*



# Key Steps for Successful Ballot Measures

Feasibility Research



Public Opinion Survey



Program Recommendations



Ballot Language



Campaign

# Scarborough Request for Technical Assistance



March 21, 2024

Mr. Will Abberger  
Vice President  
Director Conservation Finance  
The Trust for Public Land  
1834 Hermitage Boulevard  
Tallahassee, Florida 32308

Dear Mr. Abberger:

By this letter, the Town of Scarborough, Maine requests technical advice and assistance from Trust for Public Land in connection with our efforts to develop and sustain reliable, ongoing sources of funding for climate resiliency, parks, trails and outdoor recreation, land conservation, open space, and natural area protection and stewardship.

As part of your advice and assistance, I understand you will conduct research with affected groups to develop recommendations for the Town on strategies for supporting dedicated, ongoing sources of public funds for parks, trails, land conservation and stewardship.

# General Obligation Bonds

Town of Scarborough Bond Financing Costs				
<i>Assumes a 20-year bond issues at 5% Interest Rate</i>				
<i>Total Taxable Assessed Valuation FY2024 (AV)=\$5,142,583,17</i>				
	Annual	Mill Levy	Cost/Year/ Avg./	
Bond Issue	Debt Svce	Increase	House*	
\$ 2,500,000	\$ 200,606	0.039	\$ 16.64	
\$ 5,000,000	\$ 401,213	0.078	\$ 33.28	
\$ 5,500,000	\$ 441,334	0.086	\$ 36.61	
\$ 6,000,000	\$ 481,456	0.094	\$ 39.94	
\$ 6,500,000	\$ 521,577	0.101	\$ 43.27	
\$ 7,000,000	\$ 561,698	0.109	\$ 46.60	
\$ 7,500,000	\$ 601,819	0.117	\$ 49.92	
\$ 10,000,000	\$ 802,426	0.156	\$ 66.56	
<a href="#"><u>2023 bond statement and 2023-2024 Assessor's Report to the Town Council, August 2023</u></a>				

# Step 2: Public Opinion Survey

**Methodology:** random, sample, voters, phones/text/email

## Why poll?

- Reality test
- Messages
- Messenger

## Polling goals?

- Affordable proposal
- Compelling purposes
- Accountability provisions

# Program Recommendations

**Funding Mechanism:** general obligation bond

**Amount:** \$6 million; approximately \$39.94 per year for twenty years for average homeowner

**Purposes:** preserving drinking water sources, protecting marshes and wetlands that protect Scarborough from flooding and sea level rise, protecting water quality in rivers, streams, and Scarborough Marsh, conserving water quality, protecting natural areas next to Scarborough Marsh, preserving fish and wildlife habitat, preserving access to beaches, conserving natural resources, protecting natural areas from development

# Program Recommendations

**Accountability Measures:** full public disclosure of all spending; funds can only be used for conservation in Scarborough; funds from this proposal may be matched with state, federal, and private funds

**Election Timing:** November 5, 2024 general election.



# Next Steps

- June 13 Town Council Finance Committee Meeting
- Request Town staff works with TPL to prepare ballot language and resolution for Town Council meeting
- July 17 Town Council Workshop: final consideration to refer measure to the ballot





Trust for Public Land (TPL) is a national nonprofit that works to connect everyone to the benefits and joys of the outdoors. As a leader in equitable access to the outdoors, TPL works with communities to create parks and protect public land where they are needed most.

Since 1972, TPL has protected more than 3 million acres of public land, created more than 5,000 parks, trails, schoolyards, and iconic outdoor places, raised \$84 billion in public funding for parks and public lands, and connected more than 9 million people to the outdoors.

**Connecting everyone to the outdoors™**

## For More Information:

Will Abberger

Vice President

Director, Conservation Finance

C. 850-294-2006

[will.abberger@tpl.org](mailto:will.abberger@tpl.org)

# Thank You!

Town of Scarborough, Maine

## LAND ACQUISITION APPLICATION FORM

Property Name: Silver Brook Preserve II Date: 4-30-24

Applicant Name: Scarborough Land Trust

**GENERAL INFORMATION:**

Property Address: 65 Hanson Rd

Scarborough, Maine 04074

Mailing Address: \_\_\_\_\_

PO Box 1237

Scarborough, ME 04074

Contact Person: Scott Kunkler

Phone # 207-289-1199 e-mail: skunkler@scarboroughlandtrust.org

Landowner(s) -please list full name of all owners (and lien holders, if any)

Roland Libby

Deed type: Release Deed Book / page# 10224/ 214

Current Assessed Value \$501,000

Recent appraised value (if available) \$1,450,000

Existing boundary survey? ☒ Y ☐ N (circle)

Potential boundary disputes? Y / ☒ N (circle) (if yes, attach explanation)

Any hazardous waste on the property? Y / ☒ N An environmental assessment will be completed.

**LAND DESCRIPTION:** Tax Map # R001 Lot # 003 Zoning District RF

Total Acres: 129.7 Proposed purchase acres: 129.7 Proposed easement acres 0

Are there any buildings on the property? (Please circle) yes / ☒ no

If yes, are they a part of the proposed purchase? Y / N

## BRIEF PROJECT DESCRIPTION:

(Please provide information regarding the suitability for public acquisition, special features, and proximity to existing public lands; include the value to the people of Scarborough and any current or potential uses)

SLT is requesting funding to purchase and conserve 129.7 acres of undeveloped forests, grassland, wetlands, and streams located along Hanson and Tapley roads. The property connects to 813 acres of contiguous conserved lands in Scarborough, Saco, and Buxton, expanding the size of this area to 943 acres. The purchase will protect ~50 acres of upland forests, 75 acres of wetlands, and 3,200 ft. of frontage along Silver Brook and an unnamed brook that feeds into Silver Brook. The wetlands consist of emergent and forested wetlands, both types considered a decreasing wetland type by USFWS. The wetlands are crucial for absorbing impacts of flooding and drought, and provide essential habitat for amphibians, reptiles, and other wildlife. Silver Brook is known by MDIFW to support a population of wild Brook Trout, as well as American Eel, Blacknosed Dace, Golden Shiner, Lake Chub, and White Sucker. MDIFW's website states, "Brook trout populations are heavily influenced by their environment ... they are incredibly resilient in their undisturbed habitats." Protecting this property will help support continued populations of wild trout. The upland forests provide critical terrestrial habitat and food sources for reptiles, amphibians, birds, mammals, and invertebrate, and act as an important migratory stopover for songbirds. The property also provides habitat for deer, turkey, and other game species. MDIFW has identified 33 acres as Deer Wintering Habitat. MNAP has identified the property as part of the Greater Maine New England Cottontail (NEC) Focal Area. NEC is considered endangered in Maine. MDIFW believes the property could support NEC in the thickets and shrubs. A survey of bats on SLT's Broadturn Farm, located adjacent to the property, identified the Maine endangered Little Brown Bat (*Myotis lucifugus*). It is possible these bats are present on this property as well. Nature's Network, a coalition lead by USFWS, has identified 30 acres of the property as Core Habitat for Imperiled Species and considers the property excellent habitat for the Maine threatened Spotted Turtle (*Clemmys guttata*). According to MNAP, the entire property consists of geophysical settings that are under-represented across the Northeast and are key drivers for biodiversity. Vision #1 of the Town of Scarborough's Comprehensive Plan identifies the importance of our open space lands. As part of its action plan, the Town states, "significant natural resources, agricultural land, and open space should be protected, and an interconnected network of public open space developed where feasible." The purchase of this property will help to further this vision, as well as advance the Town's 30 x 30 goal. SLT plans to provide for recreational opportunities such as hiking, skiing, snowshoeing, wildlife observation, hunting, and fishing. SLT will also provide educational programs for people of all ages that bring awareness of the values of Silver Brook, the forests and wetlands that surround it, as well as understand the property's role in mitigating the impacts of climate change.

Do you (the presenter) believe that there will be a willing seller(s) of this site?

Please explain: We recently purchased 50 Hanson Rd from the same owner as this property, and have been in discussions with the family for over a year. In that time, we worked together to determine the area they would like to conserve and completed a survey that reflects that area.

Please attach the following:

- Site Location Map (map provided)
- Assessors Map (with abutting properties)
- Photo(s) (no more than 1 page please)

Directions to the property from Town Hall:

South on US Route 1 to Broadturn Rd. Go west on Broadturn to Hanson Rd. Turn left and go south to the property on the right.

**Important Note:** The Town Council of the Town of Scarborough requires that all owners of land being proposed for town purchase are willing sellers and have full knowledge that their property is being presented to them for consideration. When and if the Parks and Conservation Land Board recommend a purchase, the owners of the property will be asked to sign below to indicate their willingness to sell. *A signed letter stating the above is also acceptable.*

\_\_\_\_\_  
Owner #1

\_\_\_\_\_  
date

**Site Description** (To be filled out by Applicant or Representative)

Directions: Please check all that apply to the parcel that is proposed for purchase. If unsure, leave blank.

- ☒ Rare, or endangered species
- ☒ Freshwater rivers, streams, vernal pools
- ☐ Ocean, tidal or estuary
- ☐ Working Farm or Forest
- ☒ Saltmarsh / other wetlands
  
- ☒ Creates link between public or protected parcels or trails
- ☒ Provides buffer for river, streams or brooks
  
- ☒ Public access to beaches, marshes, waterways, or other natural areas
- ☒ Public access to trails or other public lands
  
- ☐ Existing active recreation (ball fields, motorized vehicles, etc.)
- ☐ Potential active recreation
- ☐ Existing passive recreation (birding, hiking, horseback riding, skiing, etc.)
- ☒ Potential passive recreation
  
- ☒ Scenic views
- ☐ Historical significance (cemetery, monument, archeological site)
  
- Possibilities for
- ☒ Purchase
- ☐ Easement
- ☐ Donation

*Note: This is a quick summary of the Detailed Assessment Form that the committee will be using to evaluate your parcel. The detailed form is available upon request and is based on a point system. The full evaluation has subjective components, as well.*

**V** Site Visit Scheduled: (to be filled out by committee) \_\_\_\_\_

**Acquisition of Silver Brook Preserve II  
Scarborough Land Trust**

<i>Expense</i>	<i>Estimate</i>	<i>Actual</i>
Purchase price of property		\$1,450,000
Appraisal		\$2,500
Environmental Review	\$2,200	
Survey		\$0
Legal Fees	\$4,000	
Closing costs including title policy	\$3,500	
Stewardship		\$100,000
Land Protection Staff Costs	\$16,640	
Overhead and Administration	\$36,971	
<b>Total</b>		<b>\$1,615,811</b>

<i>Revenue</i>	SLT funding	Land for Maine's Future	Town of Scarborough Land Bond	Total
Purchase price of property	\$70,000	\$580,000	\$800,000	\$1,450,000
Appraisal	\$2,500	\$0	\$0	\$2,500
Environmental Review	\$2,200	\$0	\$0	\$2,200
Survey	\$0	\$0	\$0	\$0
Legal Fees	\$4,000	\$0	\$0	\$4,000
Closing costs including title policy	\$3,500	\$0	\$0	\$3,500
Stewardship costs- Long-term	\$75,000	\$25,000	\$0	\$100,000
Land Protection Staff Costs	\$16,640	\$0	\$0	\$16,640
Overhead and Administration	\$36,971	\$0	\$0	\$36,971
<b>Totals</b>	<b>\$210,811</b>	<b>\$605,000</b>	<b>\$800,000</b>	<b>\$1,615,811</b>



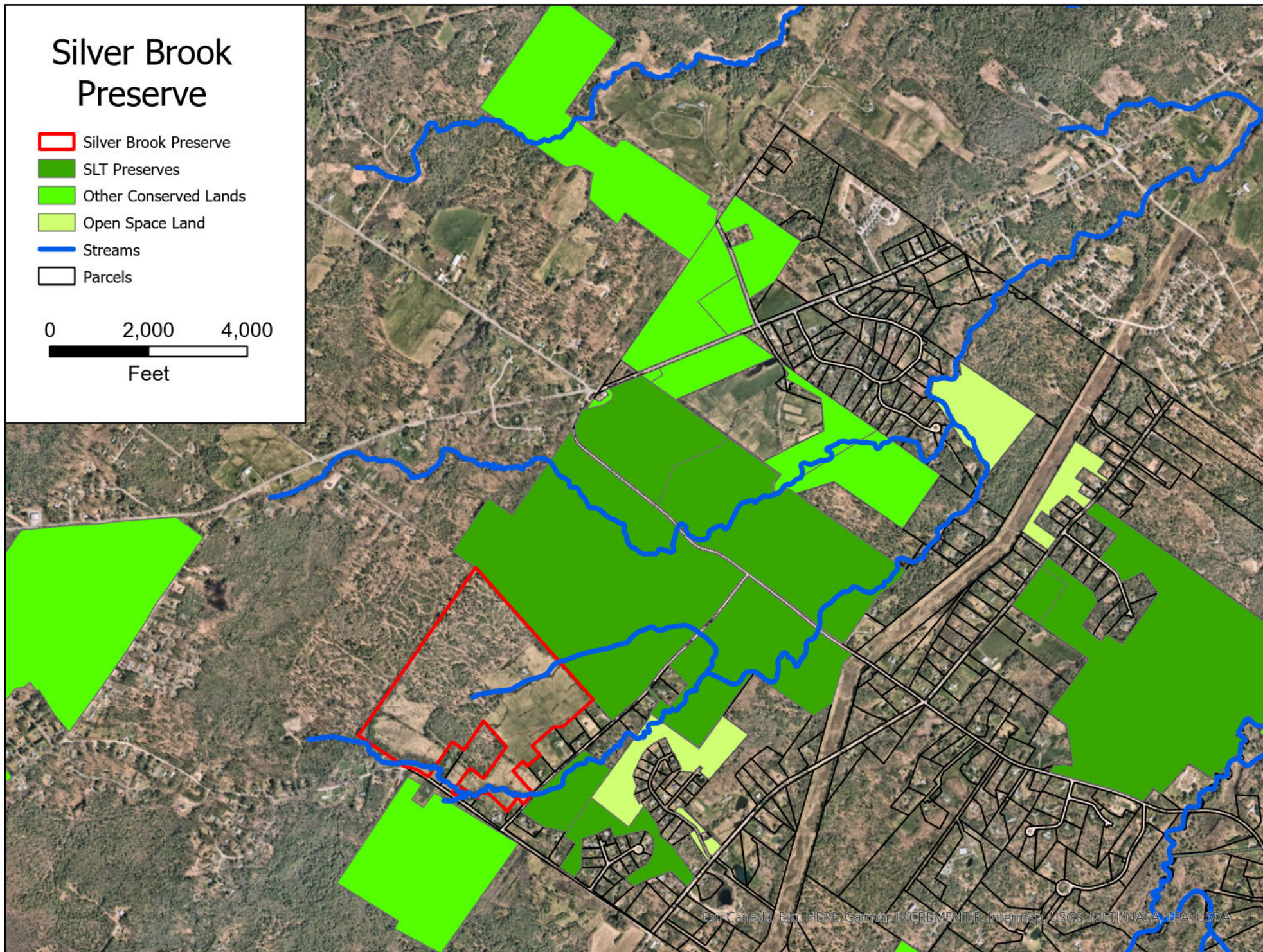
**Map  
Number  
R001**



# Silver Brook Preserve

-  Silver Brook Preserve
-  SLT Preserves
-  Other Conserved Lands
-  Open Space Land
-  Streams
-  Parcels

0 2,000 4,000  
Feet

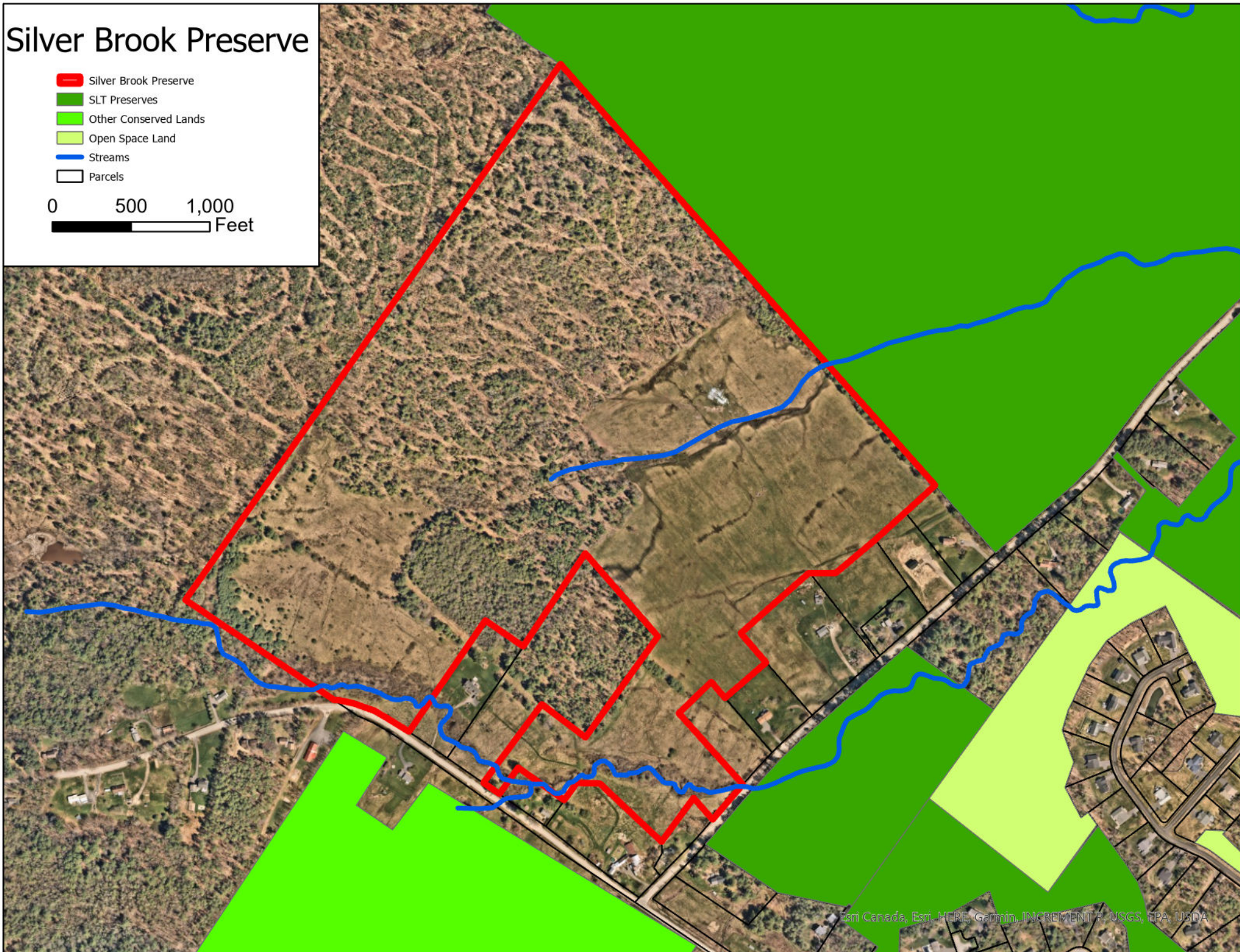




# Silver Brook Preserve

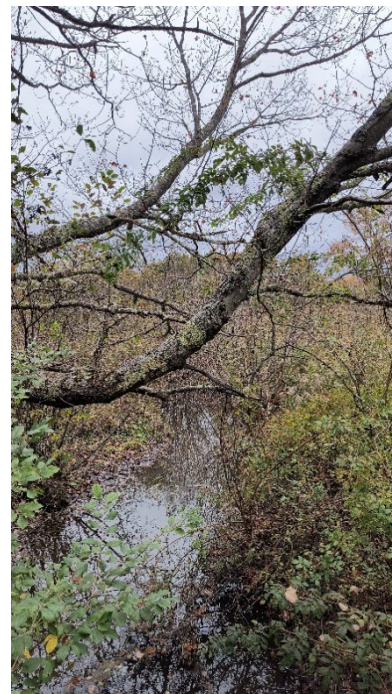
-  Silver Brook Preserve
-  SLT Preserves
-  Other Conserved Lands
-  Open Space Land
-  Streams
-  Parcels

0 500 1,000  
Feet





## Silver Brook Preserve II













# Land Acquisition Assessment Form

Property 65 Hanson Road, Scarborough, Maine

## I Preserve Natural Resources, Protects Water Quality or Wildlife Habitat

1 Part or all of property is in the 100 year floodplain

*Flood Insurance Rate Map - Dated:*

Quantity	Point Value Per Unit	Maximum Points	Total Points
0	1 pt. per acre	20	0

2 Parcel includes rare, significant or endangered species habitat

*Map reference: Beginning with Habitat - Town of Scarborough*

*"High Value Plant & Animal Habitats, May 21, 2001"*

127	1 pt. per % of total acreage	50	50
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3 Parcel includes areas of special biological or geological significance  
e.g. nesting areas, waterfall, peat bog, old growth, vernal pools.

*Map reference: Beginning with Habitat - Town of Scarborough*

*"High Value Plant & Animal Habitats, May 21, 2001"*

3	10 pts per feature	50	30
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4 Parcel contains high volume habitat (in top 25% of valuable habitat)

a Fresh water, non-forested, lakes, rivers

b Grass, shrubs, bare ground

c Marine, estuarine, intertidal

d Forest and forested wetlands

*Map reference: Beginning with Habitat - Town of Scarborough*

*"Valuable Habitat for U.S. Fish & Wildlife Service Priority Trust Species for the*

*Town of Scarborough, Maine - Top 25% May 21, 2001*

%			
50	1 pt. per % of total acreage		50
0	1 pt. per % of total acreage		0
0	1 pt. per % of total acreage		0
50	1 pt. per % of total acreage		50
Total for #4 must be 50 points or less:		50	

5 Parcel provides protection to the saltwater marsh

*Map reference: Scarborough parcel map per assessor's office - Dated:*

*Scarborough Conservation and Public Lands, Coastal Mosaic Project, Wells Reserve 2001*

0	1/2 pt. per acre	50	0
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6 Parcel includes wildlife corridors

*Map reference: Beginning with Habitat - Town of Scarborough*

*"Wetlands Characterization" and "Water Resources and Riparian Habitat" maps - May 21, 2001*

25	1 pt. per 100 feet	25	25
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7 Parcel includes aquifer recharge areas: e.g. sand and gravel aquifer

*Map reference: Beginning with Habitat - Town of Scarborough*

*"Wetlands Characterization" and "Water Resources and Riparian Habitat" maps - May 21, 2001*

0	1/2 pt. per acre	25	0
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## II Linkage, Buffers, Additions to Conservation Lands

- 1 Size of parcel in acres:

*Map reference: Scarborough parcel map per assessor's office - Dated:*

Quantity	Point Value Per Unit	Maximum Points	Total Points
127.49	< 20 acres 20 pts 21-50 acres 30 pts 51-100 acres 40 pts > 100 acres 50 pts	50	50

- 2 Shape: maximum area, minimum perimeter provides best habitat

*Map reference: Scarborough parcel map per assessor's office - Dated:*

0.083	sq root of area/perimeter 24% - 24.4% = 30 pts 24.5% - 25% = 50 pts		0
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- 3 Creates a link between public or protected parcels totaling at least 20 acres

*Use total acreage of all linked parcels*

*Map reference: Scarborough Conservation and Public Lands, Coastal Mosaic Project, Wells Reserve 2001*

*Automatically qualifies for point in #5 below*

Yes	20-50 acres = 15 pts 51-100 acres = 30 pts > 100 acres = 50 pts		50
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- 4 Parcel creates a link between trails

*External input and on-site observation. Trail map reference when available*

15000	1 pt. per 100 feet	50	50
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- 5 Parcel creates a link between undeveloped parcels totaling at least 20 acres

*Use total acreage of parcel only*

*Map reference: Beginning with Habitat Town of Scarborough*

*"Large Undeveloped Habitat Blocks, May 21, 2001"*

127.49	20-50 acres = 15 pts 51-100 acres = 30 pts > 100 acres = 50 pts	50	50
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- 6 Parcel abuts public public or protected lands

*Use total acreage of parcel only*

*Map reference: Scarborough Conservation and Public Lands, Coastal Mosaic Project, Wells Reserve 2001*

127.49	1 pt. per acre	50	50
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- 7 Parcel is near protected lands

*Map reference: Scarborough Conservation and Public Lands, Coastal Mosaic Project, Wells Reserve 2001*

	>1/2 mile = 1/2 pt per acre 1/4 - 1/2 mile = 3/4 pt per acre <1/4 mile = 1 pt per acres	127.49	127.49
127.49			

- 8 Parcel provides a 100' wide buffer of natural vegetation from the edge of rivers, streams, salt and freshwater marsh, beaches & bay.

*(Each side of the stream scored individually)*

	Length of buffer: 100' - 150' = 2pts/100' 151' - 200' = 3pts/100' 201' - 250' = 4pts/100' > 250' = 5pts/100'	20	20
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- 9 Parcels provides a 250' wide buffer of natural vegetation from the edge of rivers, streams, salt and freshwater marsh, beaches & bay

*(Each side of the stream scored individually)*

Quantity	Point Value Per Unit	Maximum Points	Total Points
0	Length of buffer: 100' - 150' = 2pts/100' 151' - 200' = 3pts/100'	50	50

	201' - 250' = 4pts/100'		
	> 250' = 5pts/100'		

#8 & #9 - Map reference: Beginning with Habitat - Town of Scarborough "Water Resorces and Riparian Habitat" maps - May 21, 2001

10 Parcel includes steep slopes over 20% grade <i>(can be included in net residential density)</i>	0	if any	10	0
<i>Maximum points if any:</i>				
<i>Engineering or topo maps (note references and dates _____), on-site observation</i>				

### III Parcel provides public access to:

	Quantity	Point Value Per Unit	Maximum Points	Total Points
1 Ocean or beaches	0	2 pts. per acres	50	0
2 Saltwater marsh or tidal river	0	2 pts. per acres	50	0
3 Upland river, lake, pond, freshwater marsh	127	1 pt. per acre	25	25
4 Other land	0	1 pt. per acre	20	0

*Map reference: Scarborough Conservation and Public Lands, Coastal Mosaic Project, Wells Reserve 2001*  
*Scarborough parcel map per assessor's office - Dated:*

### IV Parcel offers opportunity for recreation

	Quantity	Point Value Per Unit	Maximum Points	Total Points
1 Active: i.e. <i>"significantly altered", includ</i>				
<i>motorized vehicle use.</i>				
potential	0	1 pt. per acre	20	0
existing	0	1 pt. per acre	20	0
2 Passive: i.e <i>picnicking, exploring, birding,</i>				
<i>hiking, horseback riding.</i>				
potential	127.49	1 pt. per acre	20	20
existing	127.49	1 pt. per acre	20	20

### V Community Character:

Parcel Offers scenic views of.....

	Quantity	Point Value Per Unit	Maximum Points	Total Points
1 Marsh, tidal, beaches, bay	0	1 pt. per acre	50	0
2 Field or Farmland	127.49	1 pt. per acre	50	50
3 Forest Land	127.49	1 pt. per acre	50	50
4 Rural road corridors	500	1 pt. per 100 ft	50	5
5 Very special or unique vistas - <i>External input, on-site observation</i>	0	1 pt. per acre	50	0
6 Historical significance, archeological site, cemetery - <i>External input, on-site observation,</i>		20 pts.	20	
<i>historical maps (please reference:_____)</i>				
7 Working forest, pasture, farm - <i>External input, on-site observation</i>	0	1 pt. per acre	50	0

## VI Public Investment:

- 1 Fee interest purchase is possible
- 2 Easement is possible
- 3 Partners/grants: match or leverage potential - *Subjective potential based on external info*
- 4 Adjustment for cost effectiveness: high \$/acre = less value - *Adjusts for the relative value of high priced parcels*

Quantity	Point Value Per Unit	Maximum Points	Total Points
127.49	1 pt. per acre	50	50
0	1 pt. per acre	50	0
127.49	1 pt. per acre	50	50
0	-.01 x cost per acre	NA	0

**Total Points**

**922.49**