



JULY

20
26



AGRICULTURAL & FARMLAND PROTECTION PLAN UPDATE

EXECUTIVE SUMMARY



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PLAN OVERVIEW

The 2026 Monroe County Agricultural and Farmland Protection Plan sets goals and recommends actions to support farmland and agriculture in Monroe County. The Plan updates the previous Plan which dates from 1999.



FARMER AND STAKEHOLDER ENGAGEMENT

Farmer and stakeholder engagement activities included:

- Interviews With Farmers, Agency Representatives, and Other Stakeholders
- Focus Group Meetings Held Throughout the County Targeted Toward Farmers
- Farmer/Landowner Survey
- Public Survey
- Project Website
- Public Informational Meeting to Present the Draft Plan
- County Legislature Public Hearing

GOALS SUMMARY

The Plan presents the following overall goals:

Goal #1: Retain high-quality farmland for agricultural production.

Goal #2: Improve the economic viability of farm operations.

Goal #3: Improve opportunities for agriculture-related economic development in Monroe County and the region.

Goal #4: Protect soil and water resources, enhance climate resiliency, and minimize greenhouse gas emissions from agricultural practices.

Goal #5: Increase understanding and appreciation of agriculture among the general public and local decision-makers.

Goal #6: Support agricultural producers in urban and suburban areas.

More than 40 recommended actions specify the steps that Monroe County and its partners can do to support agriculture and protect farmland. The table at the end of this document lists all of the recommended actions and identifies the entities and partners responsible for implementation.



GOAL #1:

Retain High-Quality Farmland for Agricultural Production

Retaining high-quality farmland for agricultural production is critical to maintaining a viable agricultural industry in Monroe County. Large areas of high quality agricultural soils in Monroe County are currently being used and remain available for agricultural production. Approximately one-third of the land area of Monroe County is in agricultural use or open land that may be suitable for agriculture. The most recent U.S. Census of Agriculture (2022) reported that approximately 93,901 acres of land were in farms, including 72,118 acres of farmland. Retention of these lands for agricultural use will help ensure the continued viability of agriculture in Monroe County.

Figure 1 depicts active farmland in Monroe County by USDA soil classification. Development projects and other actions that could impact these lands need to be evaluated to minimize loss of viable farmland.

Farmland Conversion

As farmland is generally flat, well-drained and free of environmental constraints, it is often desirable to be developed for non-agricultural purposes. Farmland in Monroe County is susceptible to conversion for residential and other development as well as increasingly for solar energy, and electric transmission projects.

Since the previous Agricultural & Farmland Protection Plan was completed in 1999, the amount of land in parcels classified as agriculture for assessment purposes declined by 25%. Residential development, including scattered lots as well as subdivisions, has been the primary driver of farmland conversion in Monroe County. Farmland has also been converted for commercial, solar, conservation and public uses.

Figure 2 depicts agricultural parcels that may be susceptible to residential or other development based on presence of one or more of the following vulnerability components: proximity to previously developed land, availability of public sewer service, and access to major roadways.

Figure 3 shows farm parcels that may be suitable for solar development, based on land characteristics (flat or gently sloping and without environmentally regulated lands) and proximity to electric transmission lines.



Photo Credit: Adam Montoya

Tools to Support Farmland Retention

Monroe County and its partners can help to keep farmland in agricultural use by:

- Encouraging Land-Use Regulations That Guide Development Away From Farmland
- Promoting Permanent Conservation Easements on Farms
- Discouraging Residential and Solar Development on High-Quality Farmland
- Educating Owners of Rented Farmland
- Supporting Programs That Help Farmers With Succession Planning

Figure 1. Farmland Suitable for Protection by USDA Agricultural Soil Classification

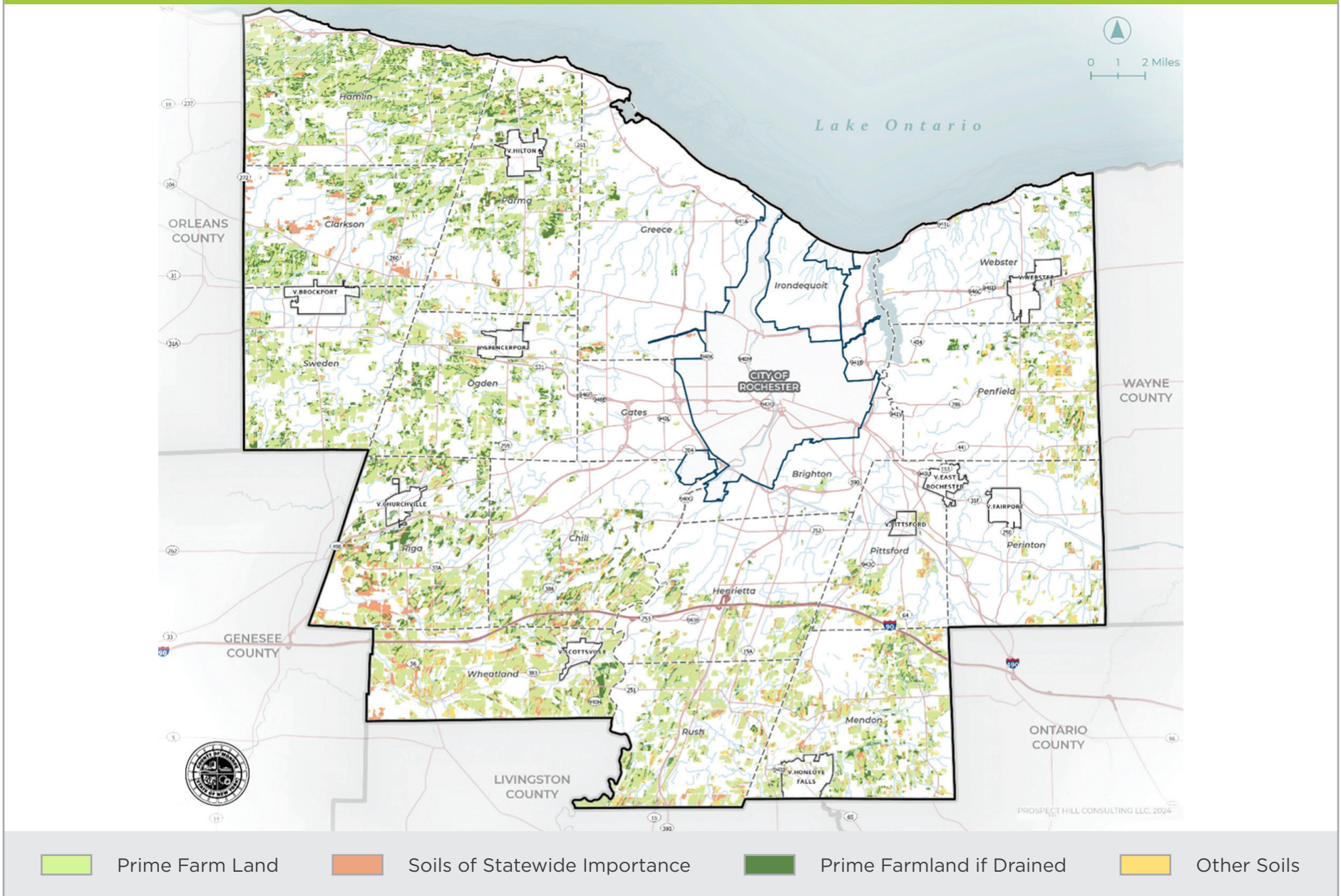


Figure 2. Below depicts agricultural parcels that may be susceptible to residential or other development based on presence of one or more of the following vulnerability components: proximity to previously developed land, availability of public sewer service, and access to major roadways.

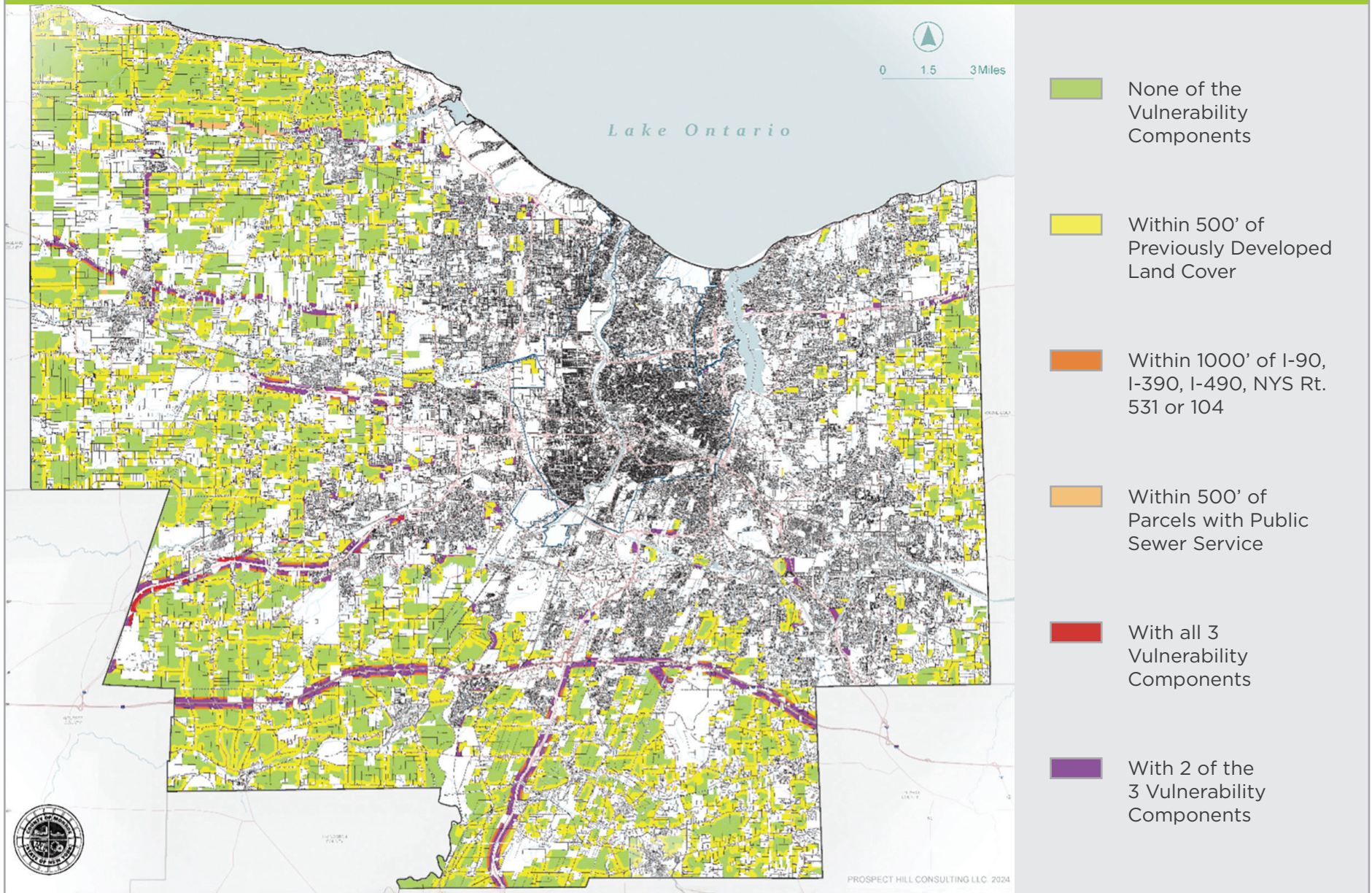
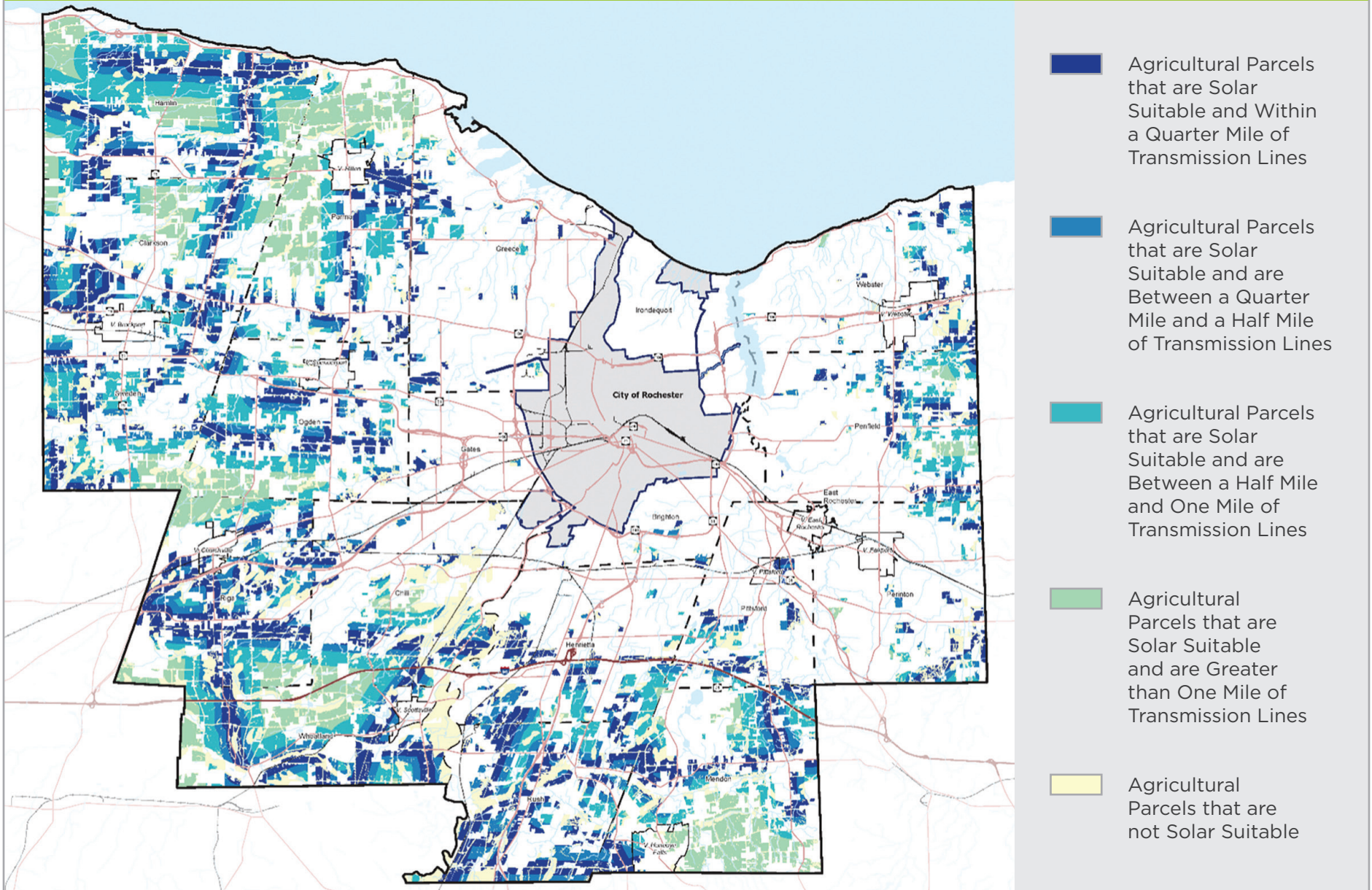


Figure 3. Below shows farm parcels that may be suitable for solar development, based on land characteristics (flat or gently sloping and without environmentally regulated lands) and proximity to electric transmission lines.



GOAL #2:

Improve Economic Viability of Farm Operations

Farms in Monroe County generated more than \$101 million in sales in 2022, according to the US Census of Agriculture. Crop farming generated 90% of all sales as shown in the table below.

Table 1. Market Value of Products Sold (2022)

Item	2022 Market Value (\$)	Percent of Total
Crops, including nursery and greenhouse crops	\$91,147,000	90%
Grains, oilseeds, dry beans, and dry peas	\$37,325,000	37%
Corn	\$20,595,000	20%
Wheat	\$4,430,000	4%
Soybeans	\$11,070,000	11%
Vegetables, melons, potatoes, and sweet potatoes	\$28,607,000	28%
Fruits, tree nuts, and berries	\$9,375,000	9%
Fruits and tree nuts	\$7,786,000	8%
Berries	\$1,589,000	2%
Nursery, greenhouse, floriculture, and sod	\$12,117,000	12%
Cultivated Christmas Trees and short rotation woody crops	\$930,000	1%
Cultivated Christmas Trees	\$930,000	1%
Other crops and hay	\$2,793,000	3%
Livestock, poultry, and their products	\$9,935,000	10%
Poultry and eggs	\$157,000	0%
Cattle and calves	\$963,000	1%
Milk from cows	\$7,913,000	8%
Hogs and pigs	\$38,000	<1%
Sheep, goats, wool, mohair, and milk	\$140,000	<1%
Horses, ponies, mules, burros, and donkey	\$506,000	1%
Other animals and other animal products	\$219,000	<1%
Total	\$101,082,000	100%

Source: 2022 Census of Agriculture

When farms are economically viable, they are highly likely to continue operating and keep farmland in agricultural production. However, as described in Part 2.B, farming is a complex, challenging business and farmers need to navigate changes in market conditions, government regulations, and environmental conditions.

While many farms in Monroe County benefit from County, State and Federal government programs that provide technical and financial assistance, some farms may have difficulty accessing these programs or find that existing programs are not well-suited to their farm businesses. Future availability of government funding is uncertain. Government regulations, including State labor and environmental regulations as well as local zoning regulations, can make farming more difficult. Assisting farmers, especially smaller farms, in accessing assistance helps to keep farms economically viable and maintain the agricultural economy of Monroe County.

Proximity of Monroe County farms to consumers in urban areas create opportunities for agri-tourism and direct-to-consumer sales. Incorporating agri-tourism and/or direct-to-consumer sales into farm operations can help farmers retain more of the market value of farm products.

Opportunities and challenges relating to the economic viability of farms in Monroe County include:

- Opportunities for Farmers to Sell Directly to Consumers and Institutions
- Opportunities for Agri-Tourism and Other Value-Added Enterprises on Farms
- Need for Farm Succession Planning
- Challenges Faced by New and Beginning Farmers to Access Land and Capital
- Challenges in Finding Suitable Labor
- Crop Diversification and Reaching New or Niche Markets



Photo Credit: Lori Coleman

GOAL #3:

Improve Opportunities for Agriculture-Related Economic Development

Agriculture-related industries include processing, aggregation, distribution, packing, packaging, wholesale and retail operations, financial services and other businesses that support farms. Food manufacturing is a significant industry in Monroe County, with a total output of \$2.2 billion in 2022. Canned fruits and vegetables manufacturing was the largest industry sector with \$504 million in sales (22% of the food manufacturing total). Breweries, distilleries, and wineries represent 31% of the food manufacturing total output and generated \$714 million in sales. Operations range from large, multi-national companies to small and medium-sized local businesses engaged in value-added food processing.

Opportunities and challenges relating to the overall agricultural economy include:

- Prioritize processing and other agricultural support businesses in economic development programs.
- Encourage new aggregation and distribution companies to allow small farms to collectively market products to large purchasers.
- Leverage institutional food procurement to create markets for Monroe County products.
- The County can leverage its relationships and its clout to facilitate regional conversations and connections, recognizing that food systems ultimately extend beyond County lines.



Photo Credit: Adam Montoya

GOAL #4:

Protect Soil and Water Resources, Enhance Climate Resiliency, and Minimize Greenhouse Gas Emissions From Agricultural Practices

Clean water is critical to agricultural production. While agriculture keeps land open, agricultural practices may lead to runoff of nutrients and chemicals into surface and groundwater. Best management practices such as cover crops and stream buffers can prevent and mitigate impacts of agricultural practices on water quality.

Proper management of stormwater is needed to maintain productivity of farm fields and avoid introduction of pathogens and other negative impacts on farm fields. Stormwater management programs through the Soil & Water Conservation District and local governments support implementation of best practices to better manage stormwater.



Farms have a role to play in minimizing greenhouse gas emissions and will need to adapt to climate change. Farms also have an opportunity to counter the impacts of climate change. Climate resilient farming practices such as manure management and cover crops can minimize emissions.

Farms rely on effective flow of stormwater in streams to prevent flooding of farm fields which can negatively impact crops. Challenges include the need to balance environmental impacts of debris removal with reducing flooding, navigating NYS permits, and working with local governments to manage stormwater impacted by development projects.

GOAL #5:

Increase Understanding and Appreciation of Agriculture Among the General Public and Local Decision-Makers

Interest in and appreciation of agriculture among residents can help build public support for farms in local communities that may face conflicts with neighbors or need approvals from local boards. Although NYS Agricultural Districts Law protects farms from nuisance lawsuits relating to farm practices, conflicts with neighbors make farming more difficult. Increased awareness of farm practices and support for local agriculture may reduce neighbor complaints and increase support from local officials who may respond to neighbor complaints. In addition to

producing food and other products, community gardens, school gardens and home gardening help residents feel connected to the land and better understand where food comes from.

As a small minority of people who serve on local legislative and advisory boards in Monroe County municipalities are directly involved in farming, board members would benefit from education to increase understanding of farm practices, protections offered to farmers by NYS Agricultural Districts Law and the benefits of local agriculture to the regional economy.



Photo Credit: Lori Coleman

GOAL #6:

Support Agricultural Producers in Urban and Suburban Areas



Photo Credit: Lori Coleman



Photo Credit: Genesee Land Trust

This Plan distinguishes commercial urban agriculture operations from school and community gardens and not-for-profit growers whose primary mission is to produce food for participants and advance social, environmental, or educational goals rather than to generate profit. Commercial urban agricultural operations in Monroe County include market gardens as well as producers of specialty crops such as mushrooms, nursery crops and microgreens.

Farming in urban and suburban areas can provide opportunities for small scale production or niche products, produce agricultural products that are close to potential markets, and potentially make use of underutilized land.

Urban farms share many of the same challenges as small farms countywide, such as labor issues, finding suitable land, and need to access markets and support services. In addition, neighbor relations can be challenging where farms are located near residences. Farms in urban areas may need to test and potentially treat or replace soils contaminated with lead or other substances and obtaining access to water at a reasonable rate.

Community gardens, school gardens and home gardening provide food for residents and help participants better understand where food comes from. Organizations such as Tap Root Collective provide education, tool sharing and other support to school and community gardens. Not-for-profit organizations such as FoodLink and Greentopia operate urban agriculture facilities along with programs to engage residents and work with youth to help them develop work skills.

Challenges to maintaining community gardens include the lack of long-term leases to vacant municipal-owned land that would enable them to plan and invest in soil and other improvements.

MONROE COUNTY AGRICULTURAL AND FARMLAND PROTECTION PLAN

Summary of Implementation Actions

Goal #1: Retain high-quality farmland for agricultural production.

Actions	Lead	Partner(s)
Provide education and technical assistance to municipalities to support the adoption and maintenance of farm-friendly land use regulations that require consideration of the impacts on agriculture from new development.	- Monroe County Planning	- Municipalities
Provide training and technical assistance, including model laws, to encourage municipalities to adopt local solar laws that limit the extent to which solar energy facilities use active farmland with high quality agricultural soils and/or that incentivize use of lands that are not suitable for agricultural production, and require mitigation such as reducing impacts to farmland during construction and decommissioning or including co-location of agriculture within the solar project.	- Monroe County Planning	- Municipalities; - NYSERDA - Model Law - NYS Ag & Markets (guidance)
As part of negotiations for Payments in Lieu of Taxes (PILOTs) for solar development projects, incorporate requirements for the facility to avoid siting projects on active farmland with high quality agricultural soils. If projects must use active farmland, require mitigation of impacts to farmland during construction and decommissioning.	- COMIDA	- Monroe County Planning
Work with utilities and advocate with regulators for policies and practices that limit the impact of new transmission lines and other electricity infrastructure on farmland and farm operations.	- Monroe County Planning	- Monroe County Legislature
Communicate potential impacts on agriculture when municipalities and other entities propose extensions of public sewer service into predominantly agricultural areas through County review of development projects, with education and training for local officials, and by filing Notices of Intent to the NYS Dept. of Agriculture & Markets where projects receive State or Federal funding.	- Monroe County Planning	- Utilities - NYS DAM
Provide information and connect farmland owners to resources to encourage them to place land under permanent conservation easements. <ul style="list-style-type: none"> - Provide letters of support and technical assistance to support grant applications. - Contract with local land trusts to support additional outreach to farmers and the preparation of grant applications. - Work to establish a fund for Monroe County to purchase development rights to farms. 	- Monroe County AFPB (letters of support) - Monroe County Planning (contracts with land trusts) - Monroe County Legislature (funding)	- Genesee Land Trust
Provide information and connect farmland owners with resources for technical assistance to encourage them to develop succession plans to facilitate transfer of farmland to another farmer to continue its use in agricultural production.	- CCE Monroe County	- FarmNET
Facilitate transfer of farmland to farmers by maintaining an inventory of interested farmers. Advocate for creation of a “buy, protect, sell” program to be administered by a land trust.	- Monroe County Planning	- Genesee Land Trust - CCE Monroe - American Farmland Trust

Goal #2: Improve the economic viability of farm operations.

Actions	Lead	Partner(s)
Continue to provide funding to organizations such as CCE Monroe and Monroe County SWCD that provide information and technical assistance to farm operations, including support for new and beginning farmers, business planning, crop diversification, and adapting to the impacts of climate change. Partner with Cornell University and CCE Wayne, Ontario and Wyoming Counties to leverage resources.	<ul style="list-style-type: none"> - Monroe County Legislature (funding allocation) - CCE Monroe 	<ul style="list-style-type: none"> - CCE Wayne, Ontario and Wyoming - Monroe County SWCD
Advocate for continued State and Federal funding for Cornell Cooperative Extension, SWCD, USDA and other programs that provide technical and financial assistance to farm.	<ul style="list-style-type: none"> - Monroe County Planning 	<ul style="list-style-type: none"> - Farm Bureau - CCE Monroe - SWCD - NYS DAM - Cornell University - USDA
Promote agri-tourism and direct-to-consumer sales as a component of areawide tourism campaigns, through “buy local” campaigns, and guides to local produce, including improvements to online guides. Provide information and technical assistance to farmers to increase direct-to-consumer sales. Improve the local food guide website and expand outreach to farms with farm stands, u-pick or entertainment to be listed in the online guide.	<ul style="list-style-type: none"> - CCE Monroe 	<ul style="list-style-type: none"> - NYS Empire State Development (tourism promotion) - Visit Rochester - NYS DAM
Provide information about funding and sources of technical assistance to farms interested in incorporating on-farm processing and other value-added enterprises.	<ul style="list-style-type: none"> - CCE Monroe 	<ul style="list-style-type: none"> - NYS DAM - USDA
Continue to provide land use education and training programs and provide information about sources of funding (such as NYS Department of State Smart Growth zoning grants) to encourage municipalities to revise zoning regulations to accommodate value-added and secondary businesses on farms.	<ul style="list-style-type: none"> - Monroe County Planning 	<ul style="list-style-type: none"> - Municipalities - NYS DOS
Support programs that assist farms with business planning and hiring procedures and that help to building and maintain a skilled agricultural workforce.	<ul style="list-style-type: none"> - Monroe County Planning 	<ul style="list-style-type: none"> - BOCES - CCE Monroe
Advocate for more favorable federal and State labor policies and regulations, including NYS minimum wage requirements and the federal H2-A program.	<ul style="list-style-type: none"> - Monroe County Planning 	<ul style="list-style-type: none"> - Farm Bureau
Facilitate purchases of local farm products by Monroe County facilities. For example: <ul style="list-style-type: none"> - Identify and engage with supply chain support businesses (pick-up and delivery, storage, etc.) to facilitate order fulfillment and decrease the costs of entry for small and mid-sized farms. - Work with the Monroe County Jail, MCC and other institutions to adopt procurement policies that prioritize products from Monroe County or surrounding farms. - Adopt an official County policy and direct institutions to modify their contracts with food providers (e.g., Sysco; Broadliner; Headwater Food Hub as alternative to national supplier). 	<ul style="list-style-type: none"> - Monroe County Legislature - Procurement managers at Monroe County Jail - MCC and other facilities 	<ul style="list-style-type: none"> - Food providers - Aggregators
Connect schools and other institutions to information and sources of funding and technical assistance to expand purchases from local farms. Encourage schools participating in local purchasing programs to prioritize purchases from Monroe County farms.	<ul style="list-style-type: none"> - CCE Monroe - School Districts 	<ul style="list-style-type: none"> - Schools, universities, health care and other institutions - Foodlink

Goal #3: Improve opportunities for agriculture-related economic development in Monroe County and the region.

Actions	Lead	Partner(s)
Work with County and regional economic development organizations to support existing and encourage new and expanded agriculture-related businesses, through financial incentives, infrastructure improvements, site selection assistance, letters of support for grant applications, and other means.	<ul style="list-style-type: none"> - COMIDA - GRE - REDC - Monroe County Planning 	<ul style="list-style-type: none"> - Municipalities - Farms and Agriculture-Related Businesses - Market NY (funding)
Provide technical support to private initiatives, including cooperative ventures, which would support additional aggregation, distribution, or processing where relevant County skills and capabilities support project advancement, such as grant identification, letters of support for grant funding, GIS mapping, or site selection.	<ul style="list-style-type: none"> - Monroe County Planning - COMIDA 	<ul style="list-style-type: none"> - CCE Monroe
Building on recent food system studies, support development of a regional (multi-county) food system study that would include an inventory of existing capacities and operators across the supply chain to identify gaps, potential partnerships, opportunities for expansions, that support overall aggregation and distribution for producers, processors, and purchasers.	<ul style="list-style-type: none"> - GFL-PRC - CCE Monroe 	<ul style="list-style-type: none"> - Monroe County - Monroe County Economic Development (Grow Monroe) - Foodlink - Headwater Food Hub - Western NY Produce Inc. - NYS DAM (funding)

Goal #4: Protect soil and water resources, enhance climate resiliency, and minimize greenhouse gas emissions from agricultural practices.

Actions	Lead	Partner(s)
Encourage farms to participate in Agricultural Environmental Management (AEM) programs and support continued funding for cost-sharing from NYS and for sufficient staffing at County SWCD. Connect farm operators with information about conservation and soil health benefits and sources of funding and technical assistance.	<ul style="list-style-type: none"> - Monroe County Planning 	<ul style="list-style-type: none"> - SWCD
Maintain and expand funding for SWCD AEM programs, including dedicated staff person to work with farmers to plan and implement best management practices for soil health, climate resiliency, energy efficiency, fuel and chemical containment structures, and other water quality and soil protection measures.	<ul style="list-style-type: none"> - Monroe County 	<ul style="list-style-type: none"> - SWCD
Work with NYS DEC to shorten the time it takes to obtain permits to remove debris in streams and allow removal of silt that impedes flows.	<ul style="list-style-type: none"> - Monroe County Planning 	<ul style="list-style-type: none"> - SWCD - Farm Bureau - NYS DEC
Encourage municipalities to work with landowners and neighboring municipalities to plan for stormwater management and create drainage districts to provide ongoing funding to manage drainage improvements.	<ul style="list-style-type: none"> - Monroe County Planning - Municipalities 	<ul style="list-style-type: none"> - SWCD - Stormwater Coalition of Monroe County
Provide information and assistance to municipalities to address stormwater management in the review of development proposals, including solar energy developments, including consideration of potential impacts on agricultural lands.	<ul style="list-style-type: none"> - Monroe County Planning 	<ul style="list-style-type: none"> - Municipalities - NYSERDA Model Law - NYS Ag & Markets (guidance)

Goal #4: Protect soil and water resources, enhance climate resiliency, and minimize greenhouse gas emissions from agricultural practices.

Actions	Lead	Partner(s)
Incorporate a module on drainage management in Monroe County's training program for local government officials and encourage members of planning boards and conservation boards to participate.	<ul style="list-style-type: none"> - Monroe County Planning 	<ul style="list-style-type: none"> - Municipalities - Cornell Local Roads - SWCD
Connect farms with organizations and businesses engaged in reducing organic waste, such as /gleaning programs to supply - grants for emergency food and/ or opportunities for composting or other disposal/reuse of organic waste.	<ul style="list-style-type: none"> - Monroe County Planning - CCE Monroe 	<ul style="list-style-type: none"> - Municipalities - SWCD - Monroe County DES - Solid Waste & Recycling

Goal #5: Increase understanding and appreciation of agriculture among the general public and local decision-makers.

Actions	Lead	Partner(s)
Continue to support programs that promote local farm products, agri-tourism and related businesses, including GrowMonroe, agri-tourism promotions, local harvest calendars, website listings and publicity for farmers markets, farm stands, CSAs, U-pick and agri-tourism operations.	<ul style="list-style-type: none"> - MCC - CCE Monroe 	<ul style="list-style-type: none"> - NYS DAM - NYS ESD (Market NY grants, I Love New York tourism promotions)
Continue programs that help farmers integrate additional direct-to-consumer sales and agri-tourism initiatives into their farm operations.	<ul style="list-style-type: none"> - CCE Monroe 	<ul style="list-style-type: none"> - Monroe County - Cornell University - NYS - NYS DAM
Work with Farm Bureau to organize farm tours for local decision-makers.	<ul style="list-style-type: none"> - Farm Bureau 	<ul style="list-style-type: none"> - Monroe County - CCE Monroe - SWCD
In training programs for local planning boards and other officials, include education about NYS Agricultural District Law provisions that limit enforcement of local zoning provisions that unreasonably restrict farm practices.	<ul style="list-style-type: none"> - Monroe County Planning - GFL-RPC 	<ul style="list-style-type: none"> - MCC - SWCD
<ul style="list-style-type: none"> - Encourage schools to continue youth education and workforce development through programs such as NYS Ag in the Classroom, BOCES, and FFA 	<ul style="list-style-type: none"> - Monroe County Planning 	<ul style="list-style-type: none"> - CCE Monroe - BOCES - School Districts - NYS DAM

Goal #6: Support agricultural producers in urban and suburban areas as well as community, school and home gardens.

Actions	Lead	Partner(s)
<p>Provide information and technical assistance to urban growers, including support for soil testing and resources for innovative products that can be effectively produced in urban areas.</p>	<ul style="list-style-type: none"> - CCE Monroe 	<ul style="list-style-type: none"> - NYS DAM - USDA - SWCD
<p>Provide information and training to municipalities to support land use regulations that reasonably accommodate farm operations in urban and suburban areas.</p>	<ul style="list-style-type: none"> - Monroe County Planning 	<ul style="list-style-type: none"> - CCE Monroe
<p>Support school and community gardens in urban and suburban areas to produce food for residents, provide skills training for youth and other community members and increase public understanding and appreciation of agriculture.</p> <ul style="list-style-type: none"> - Encourage local governments, by offering training, educational programs and informational resources, to maintain land use regulations that allow community gardens as a permitted principal or accessory use and that include reasonable accommodations for on-site structures and related uses such as equipment storage. - Encourage City and other local governments to maintain a process to make underutilized publicly owned land available for community gardens, preferably with agreements to use the land for periods of 3 or more years so that gardens can plan for future use and benefit to improvements in the soil. - Encourage residents to participate in backyard or community gardening and continue to support school gardens as a means to learn about where food comes from and increase appreciation of agriculture, develop skills and potentially find jobs in horticultural or other agriculture-related occupations. 	<ul style="list-style-type: none"> - Monroe County Planning - Monroe County Planning - CCE 	<ul style="list-style-type: none"> - CCE Monroe - CCE Monroe - Monroe County - Non-Profit Organizations - School Districts

