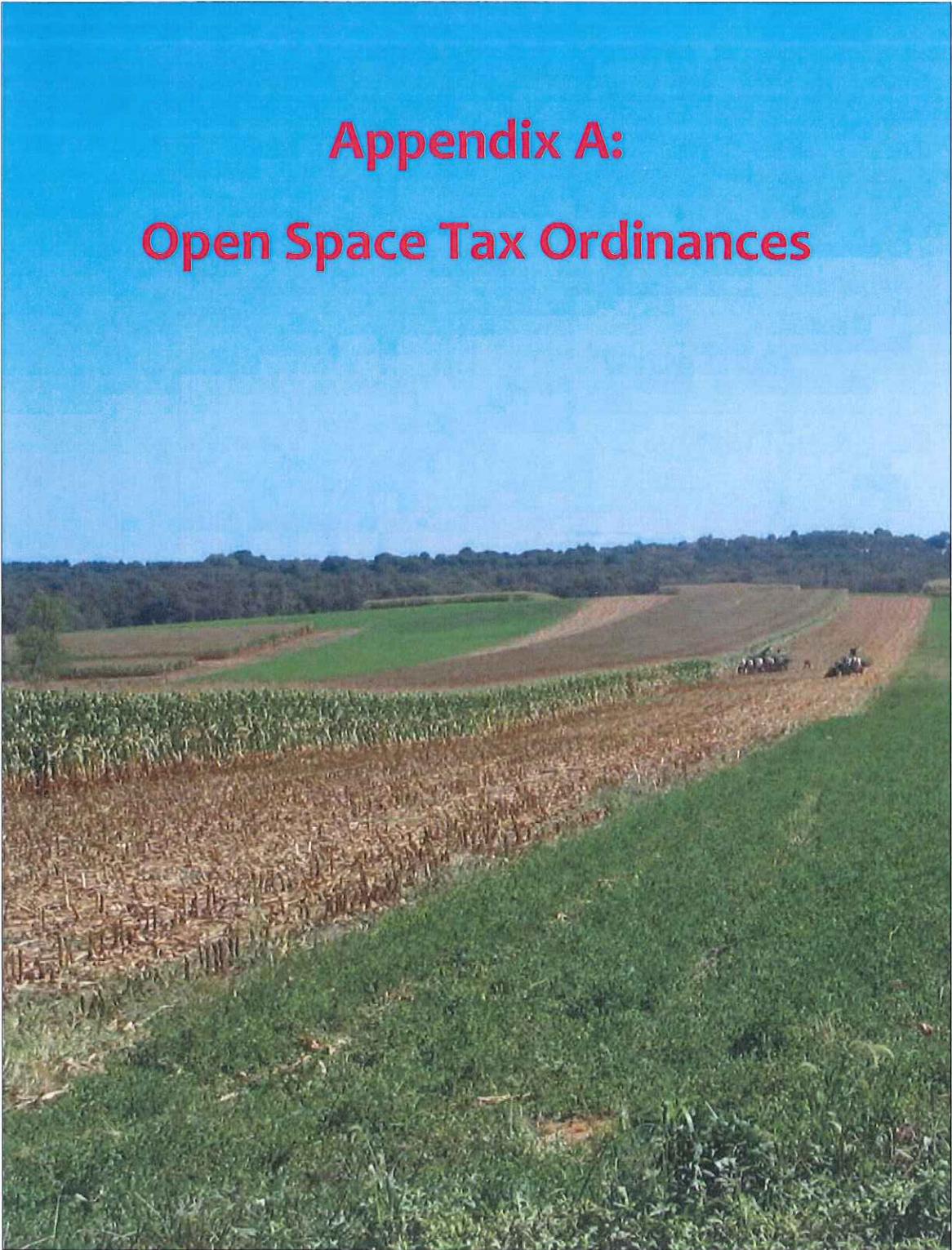


Appendix A:
Open Space Tax Ordinances



ORDINANCE NO. 115-2005
HONEY BROOK TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

AN ORDINANCE ADOPTED PURSUANT TO ACT 153 OF 1996 ON THE QUESTION OF THE IMPOSITION OF AN ADDITIONAL TAX AT A SPECIFIED RATE TO RAISE REVENUE TO PURCHASE INTERESTS IN REAL PROPERTY;

BE IT HEREBY ENACTED AND ORDAINED by the authority of the Board of Supervisors of Honey Brook Township, Chester County, Pennsylvania as follows:
SECTION 1. As provided by Act 153 of 1996, a referendum shall be conducted during the municipal election in November 2005 for the registered voters of Honey Brook Township to choose whether they are in favor of the imposition of an additional tax on earned income at a rate of one half of one percent (.005) to purchase interests in real property for the purpose of land preservation.

SECTION 2. The referendum shall be governed by the provisions of the Act of June 3, 1937 (P.L. 1333, No. 230) known as the Pennsylvania Election Code (25 P.S. 2600 et seq.).

SECTION 3. The question on the ballot shall be framed in the form: "Do you favor the imposition of an additional tax on earned income at the rate of one half of one percent (.005) by the Township of Honey Brook to be used to purchase interests in real property and/or to make additional acquisitions of real property for the purpose of preserving land for agricultural and open space uses?"

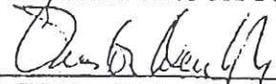
SECTION 4. If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance.

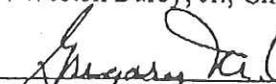
SECTION 5. All ordinances or parts of ordinances conflicting or inconsistent herewith are hereby repealed.

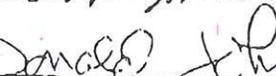
SECTION 6. This Ordinance shall become effective five (5) days from the date hereof.

DULY ENACTED AND ORDAINED this 13th day of July, 2005 by the Board of Supervisors of the Township of Honey Brook, Chester County, Pennsylvania, in lawful session duly assembled.

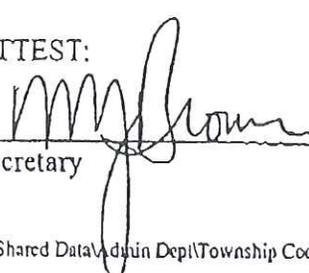
BOARD OF SUPERVISORS OF HONEY BROOK TOWNSHIP


D. Weston Darby, Jr., Chairman


Gregory M. Carr, Vice-Chairman


Donald E. Johnson, Member

ATTEST:


Secretary

ORDINANCE NO. 117-2005

HONEY BROOK TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

**AN ORDINANCE PURSUANT TO ACT 153 OF 1996 AUTHORIZING THE
INCREASE OF THE EXISTING TAX ON EARNED INCOME TO RAISE
REVENUE FOR THE PRESERVATION OF FARMLAND AND OPEN SPACE
PURPOSES**

BE IT ENACTED AND ORDAINED by the Board of Supervisors of Honey Brook Township as follows:

Section 1, Purpose. As provided by Act 153 of 1996 a referendum was conducted during the election of November 2005 wherein the registered voters of Honey Brook Township approved an increase in the current tax on earned income by one-half (1/2) of one percent (1%) (.005) to raise revenue for the preservation of farmland and open space. The purpose of this ordinance is to implement the will of the voters by increasing the current tax on earned income.

Section 2, History. Ordinance #16, adopted December 6, 1971 established an earned income tax of one percent (1%). One half (1/2) of the revenue raised from this tax is claimed by the Twin Valley School District as allowed under current law.

Section 3, Imposition of the Tax. Effective the tax year commencing January 1, 2006 and for each tax year thereafter, there shall be imposed by Honey Brook Township an additional tax at the rate of one half (1/2) of one percent (1%) (.005) on the earned income, as defined by the Local Tax Enabling Act, of Honey Brook Township residents.

Section 4, Instructions. The revenue raised from the additional tax shall be kept in a separate account, open to public inspection under Act 100 of 2002, the Open Records Law and as provided for under Resolution 12-2002, Honey Brook Township Open Records Policy. The revenue raised from the additional tax shall only be used for the purpose described herein, and is not eligible for distribution to any agency or organization not directly involved in achieving said purpose. The cost of collection of the additional tax shall be paid from the proceeds of the additional tax.

Section 5, Officer Authorization. The appropriate officers of the Board of Supervisors are authorized to take whatever actions are necessary and appropriate to carry out the purpose of this ordinance.

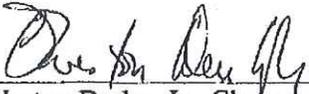
Section 6, Severability. If any provision, sentence, clause, phrase, section or part of this Ordinance is found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, phrases or parts of the Ordinance.

Section 7, Repealer. All Ordinances or parts of Ordinances conflicting or inconsistent herewith are hereby repealed.

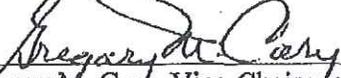
Section 8, Effective Date. This Ordinance shall become effective one (1) day from the date hereof.

DULY ENACTED AND ORDAINED this *22^d* day of *December*, 2005 by the Board of Supervisors of the Township of Honey Brook, Chester County, Pennsylvania, in lawful session duly assembled.

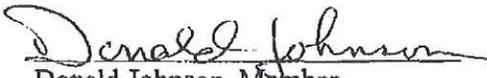
BOARD OF SUPERVISORS OF
HONEY BROOK TOWNSHIP



D Weston Darby, Jr., Chairperson

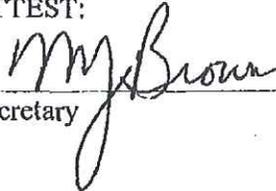


Gregory M. Cary, Vice-Chairperson



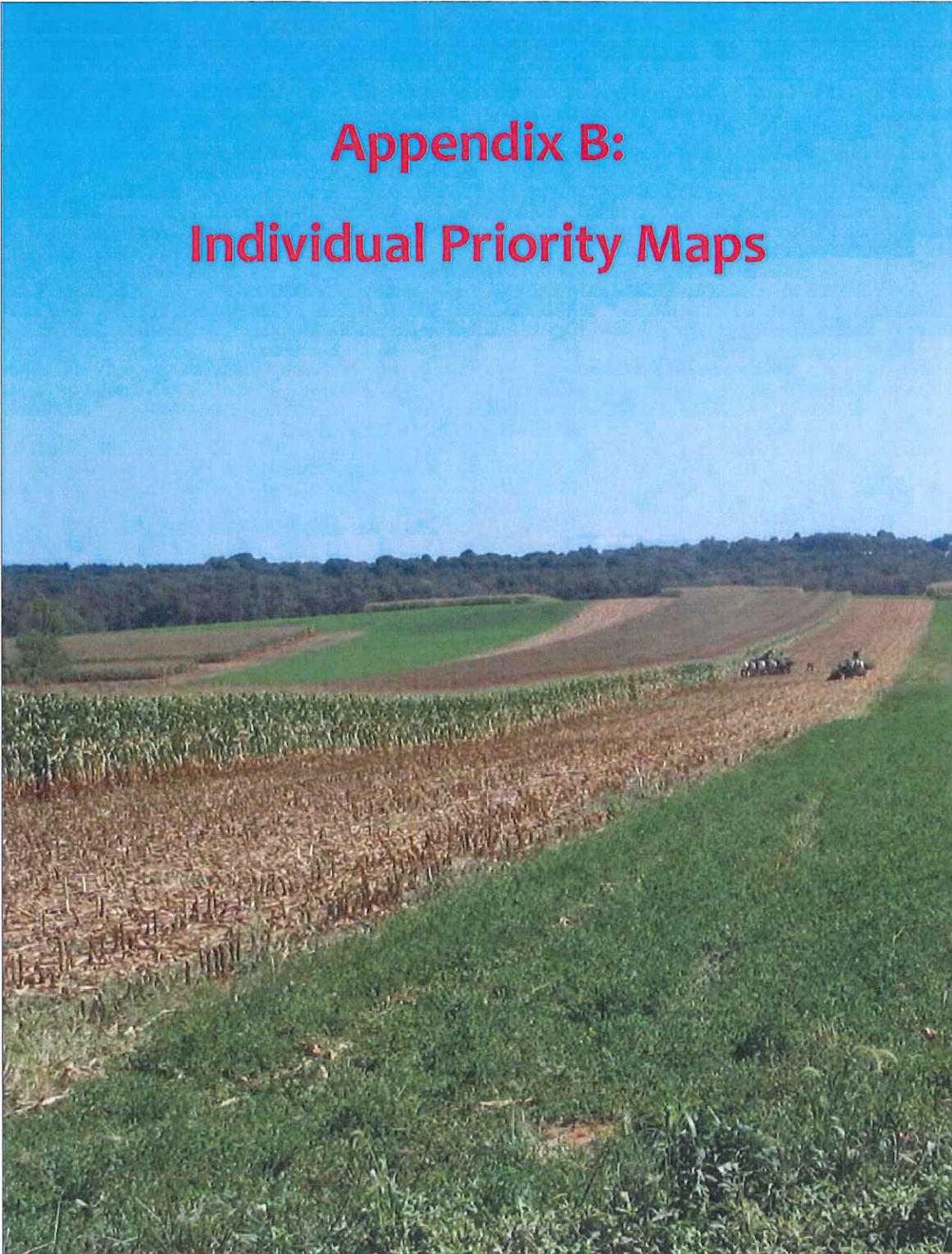
Donald Johnson, Member

ATTEST:



Secretary

Appendix B:
Individual Priority Maps



Honey Brook Township Agricultural Priorities



0 1,175 2,350 4,700 7,050
Foot



Brandywine Conservancy
Environmental Management Center
P.O. Box 141 Chadds Ford, Pennsylvania 19317 (610) 388-2700

DATA SOURCE: Base data from Chester County GIS data distribution, 2011. Agricultural Opportunities based on the GreenSpace Alliance's Agricultural Privatization, 2005. Protected lands based on Chester County Open Space CD, 2010. Agricultural Security Areas from Chester County GIS Dept., 2010.

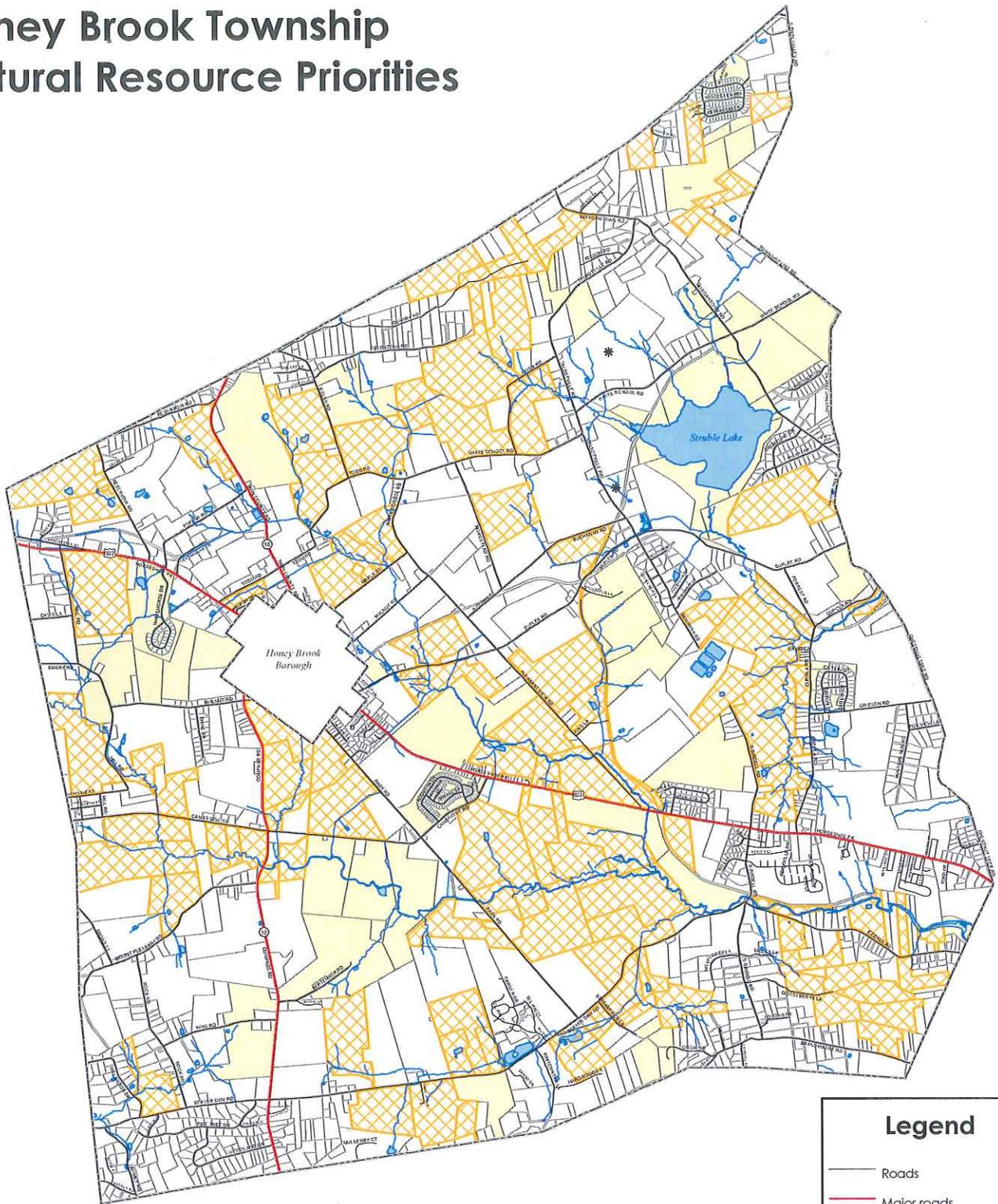
Date Plotted: May 18, 2011
Last Revised: September 1, 2011

Legend

<ul style="list-style-type: none"> Roads Major roads Streams Agricultural priorities Additional agricultural priorities 	<ul style="list-style-type: none"> Agricultural Security Areas Protected lands Tax parcels Township boundary Water bodies
--	--

*Note- Settlement agreement prevents development of these parcels.

Honey Brook Township Natural Resource Priorities



Brandywine Conservancy
Environmental Management Center
P.O. Box 111 Chadds Ford, Pennsylvania 19317 (610) 382-2700

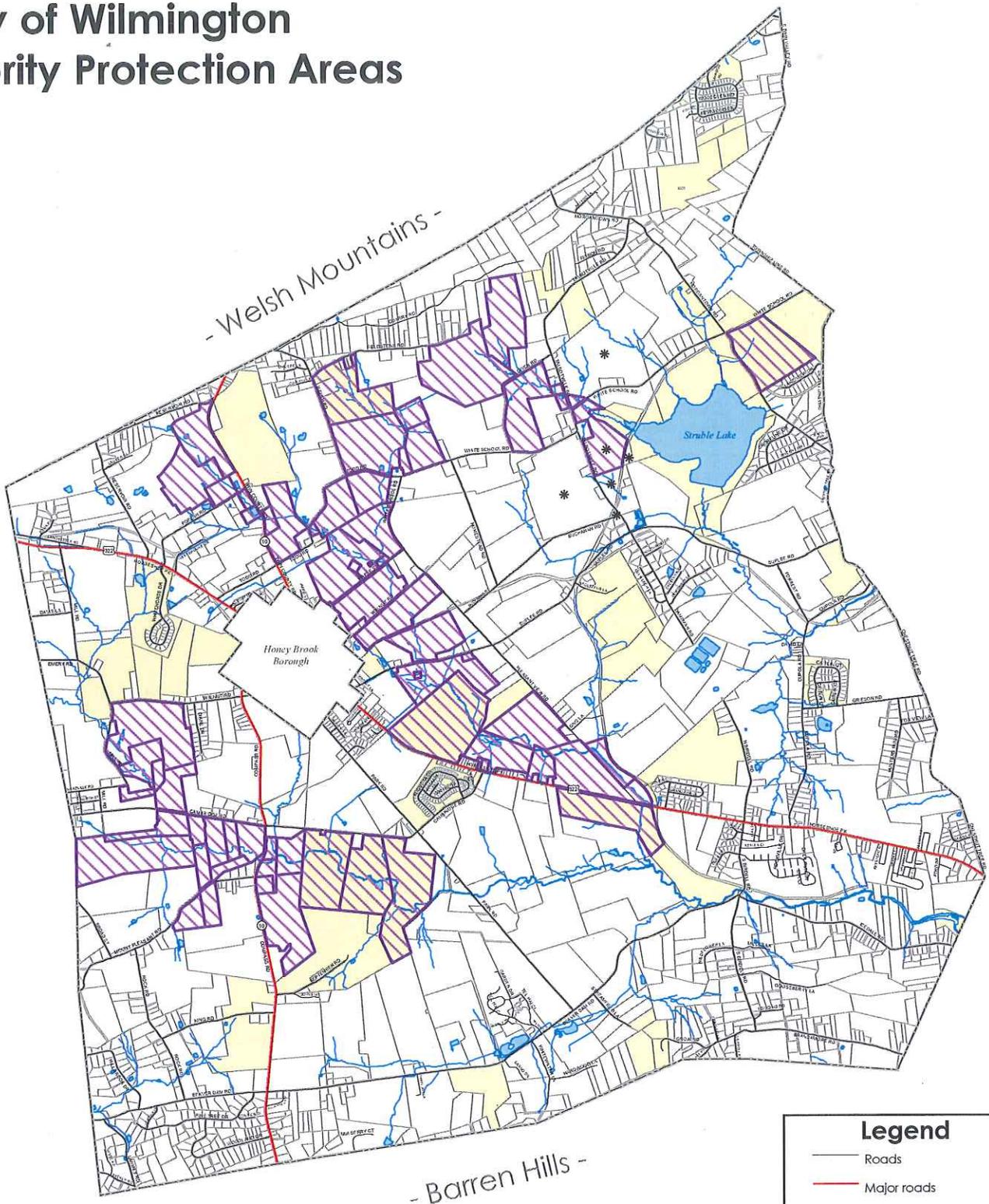
DATA SOURCE: Base data from Chester County GIS data distribution, 2011.
Natural resource priorities from Brandywine Conservancy, 2011.

Date Plotted: March 10, 2011

Legend	
	Roads
	Major roads
	Streams
	Tax parcels
	Natural resource priorities
	Protected lands
	Township boundary
	Water bodies

*Note: Settlement agreement prevents development of these parcels.

City of Wilmington Priority Protection Areas



Legend

- Roads
- Major roads
- Streams
- Tax parcels
- Township boundary
- Water bodies
- Protected lands
- City of Wilmington Priority Protection Areas

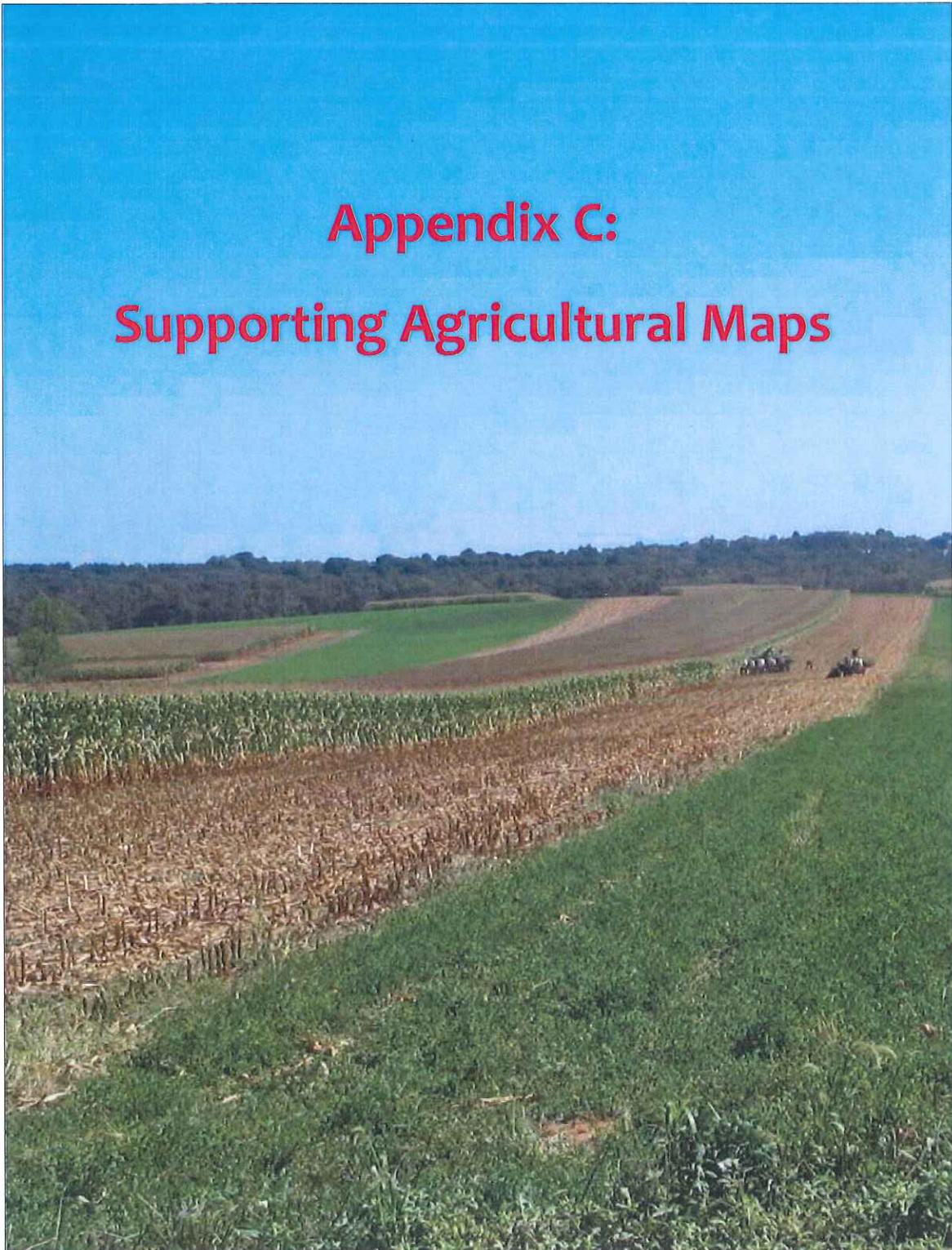
*Note- Settlement agreement prevents development of these parcels.



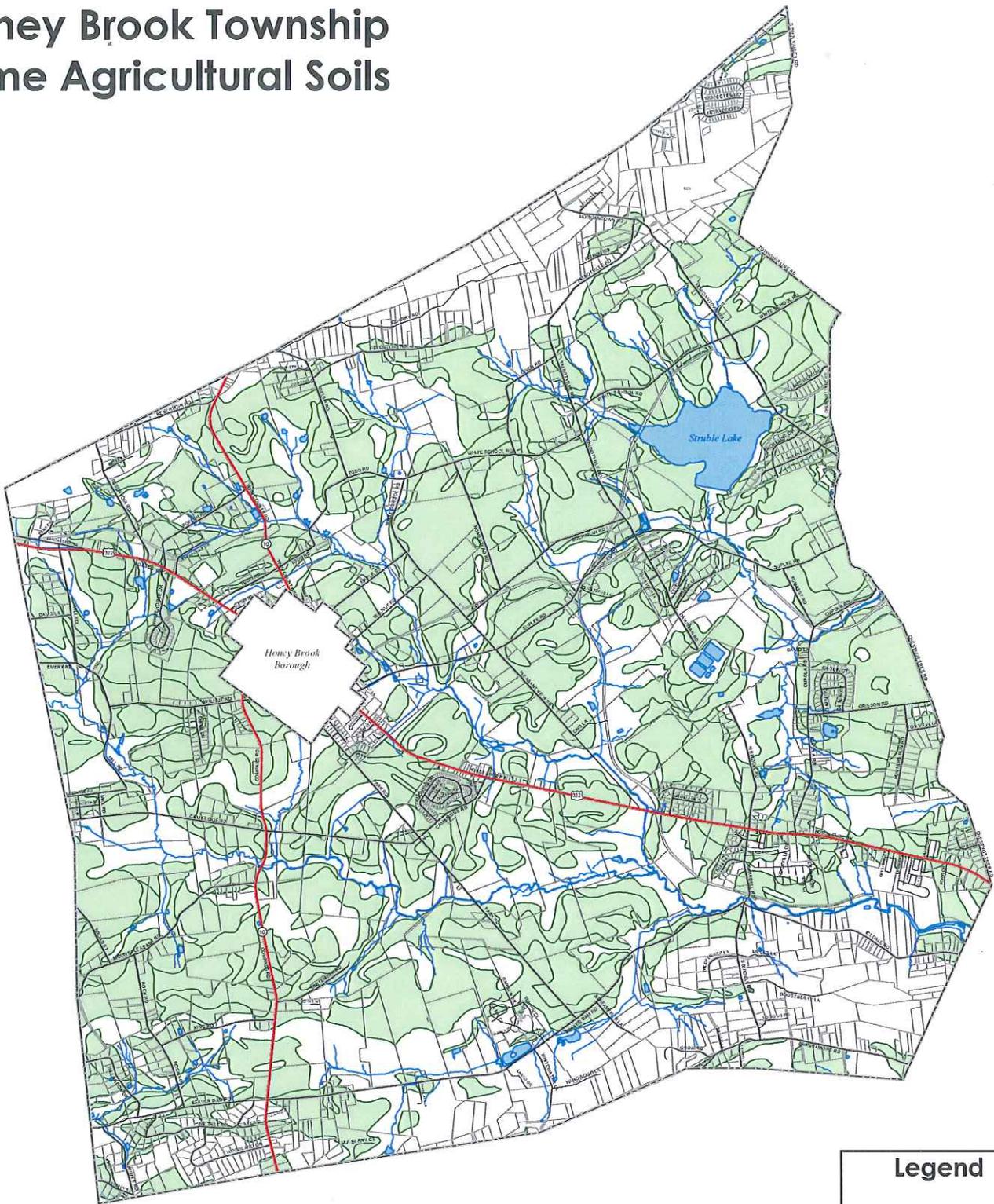
Brandywine Conservancy
Environmental Management Center
 P.O. Box 111 Chadds Ford, Pennsylvania 19311 (610) 394-2700

DATA SOURCE: Base data from Chester County GIS data distribution, 2011. Protected lands based on Chester County Open Space CD, 2010. Priority Protection Areas from City of Wilmington Source Water Protection Plan, Nov. 29, 2010.
 Date Plotted: May 18, 2011
 Last Revised: September 1, 2011

Appendix C:
Supporting Agricultural Maps



Honey Brook Township Prime Agricultural Soils



Legend

- Roads
- Major roads
- Streams
- Prime agricultural soils
- Tax parcels
- Township boundary
- Water bodies



0 1,175 2,350 4,700 7,050
Feet

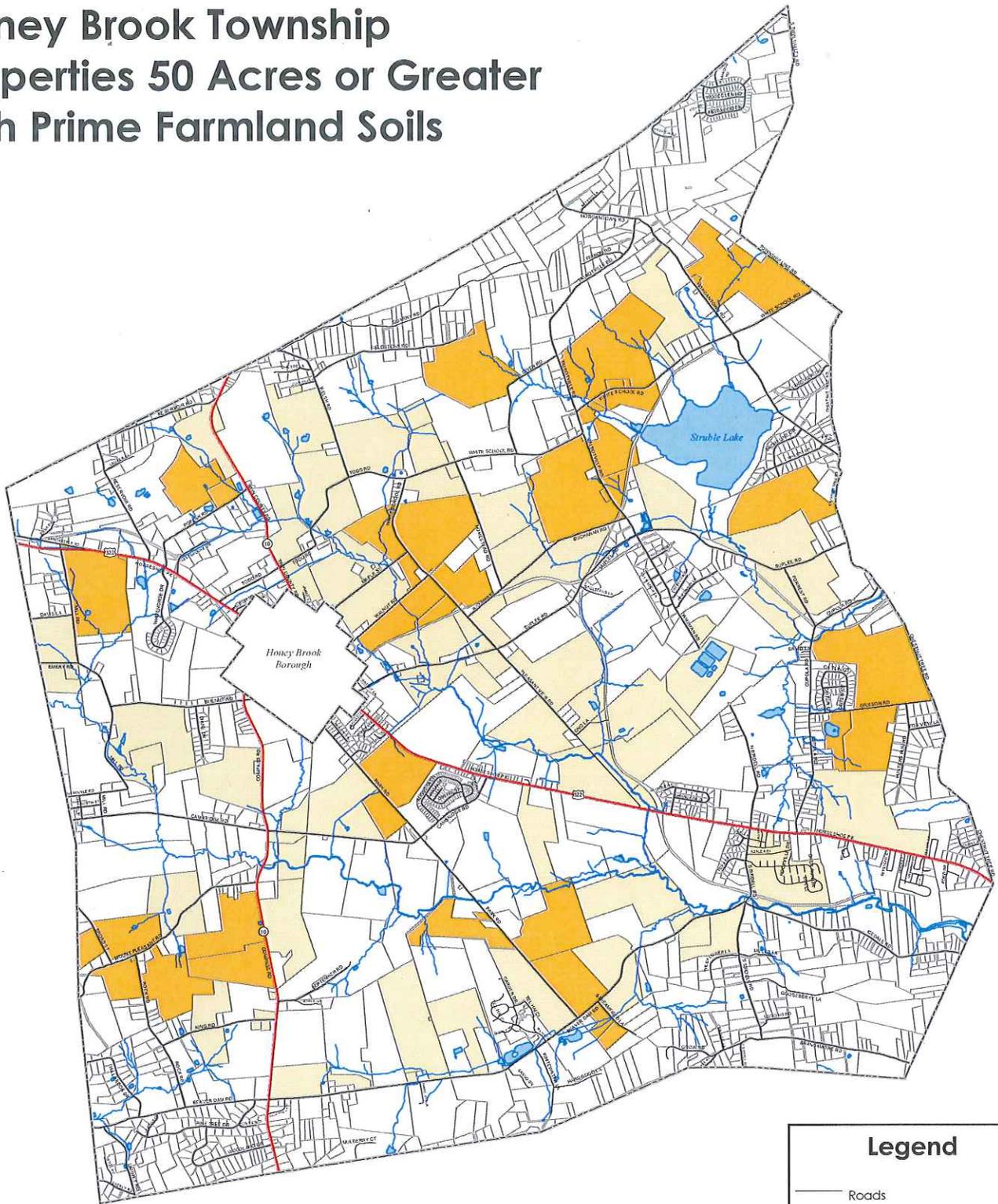


Brandywine Conservancy
Environmental Management Center
P. O. Box 141 Chadds Ford, Pennsylvania 19328 (419) 388-2700

DATA SOURCE: Base data from Chester County GIS data distribution, 2011.
Prime agricultural soils from NRCS, Soil Survey Database, 1998.

Date Plotted: March 10, 2011

Honey Brook Township Properties 50 Acres or Greater with Prime Farmland Soils



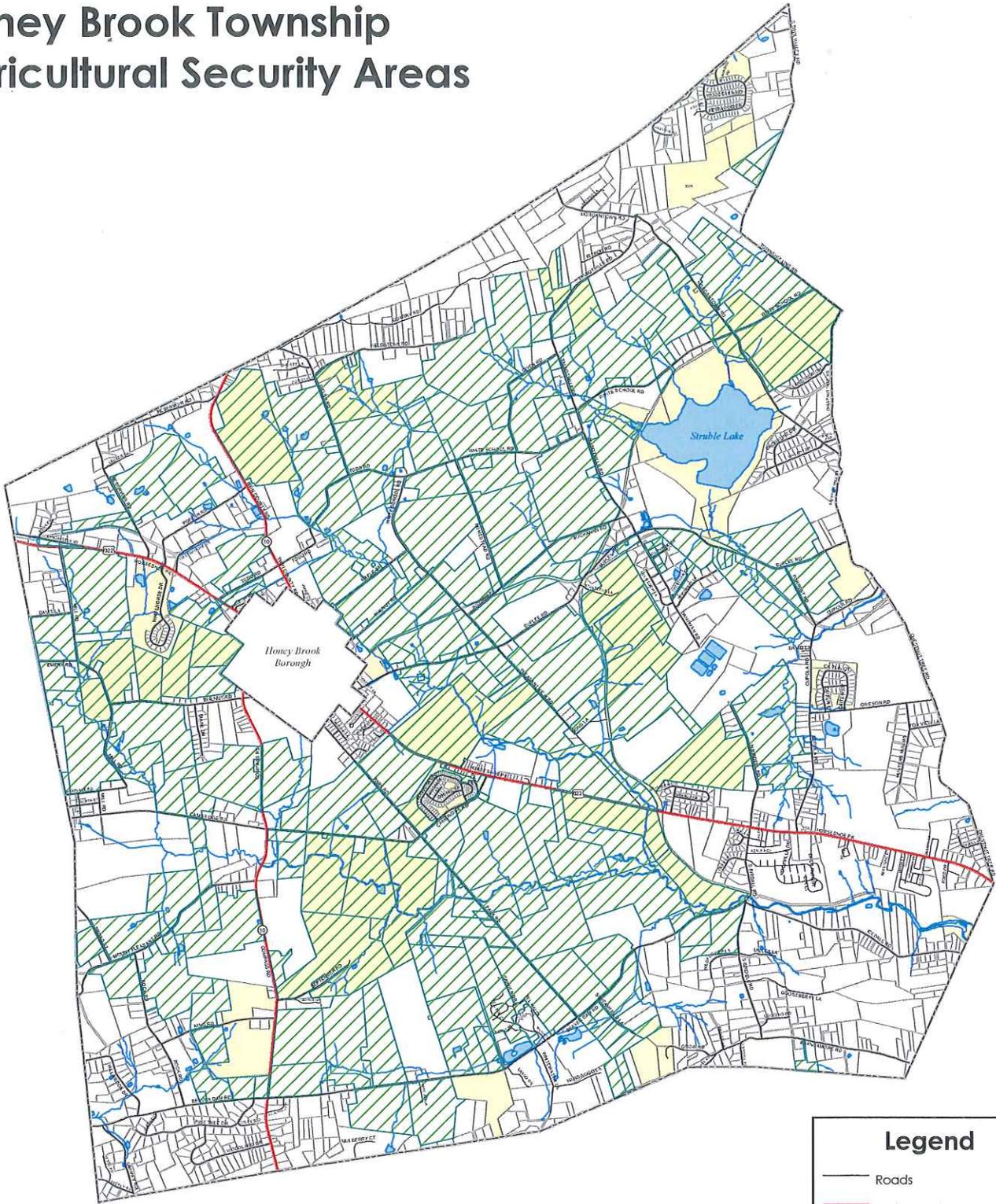
Brandywine Conservancy
Environmental Management Center
P.O. Box 111 Chadds Ford, Pennsylvania 19317 (814) 388-2700

DATA SOURCE: Base data from Chester County GIS data distribution, 2011.
Soils from NRCS, 1995.

Date Plotted: March 10, 2011

Legend	
	Roads
	Major roads
	Streams
	Parcels 50 ac. or greater with 50% prime ag. soils (3085.0 ac.)
	Parcels 50 ac. or greater with 75% prime ag. soils (1939.0 ac.)
	Tax parcels
	Township boundary
	Water bodies

Honey Brook Township Agricultural Security Areas



Legend

- Roads
- Major roads
- Streams
- Agricultural Security Areas
- Tax parcels
- Township boundary
- Water bodies
- Protected lands



0 1,175 2,350 4,700 7,050 Feet

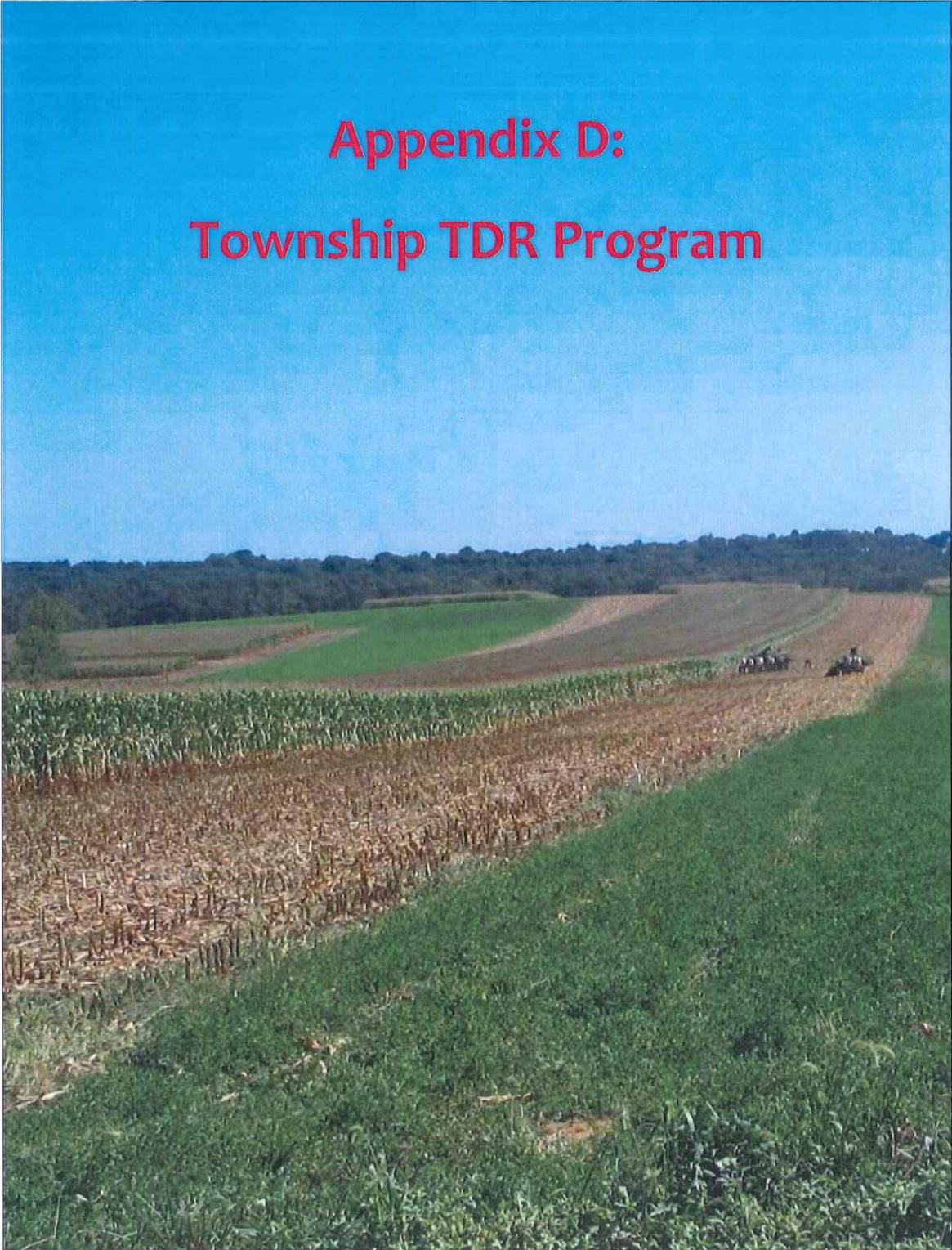


Brandywine Conservancy
Environmental Management Center
 P.O. Box 111 Chadds Ford, Pennsylvania 19317 (410) 388-2700

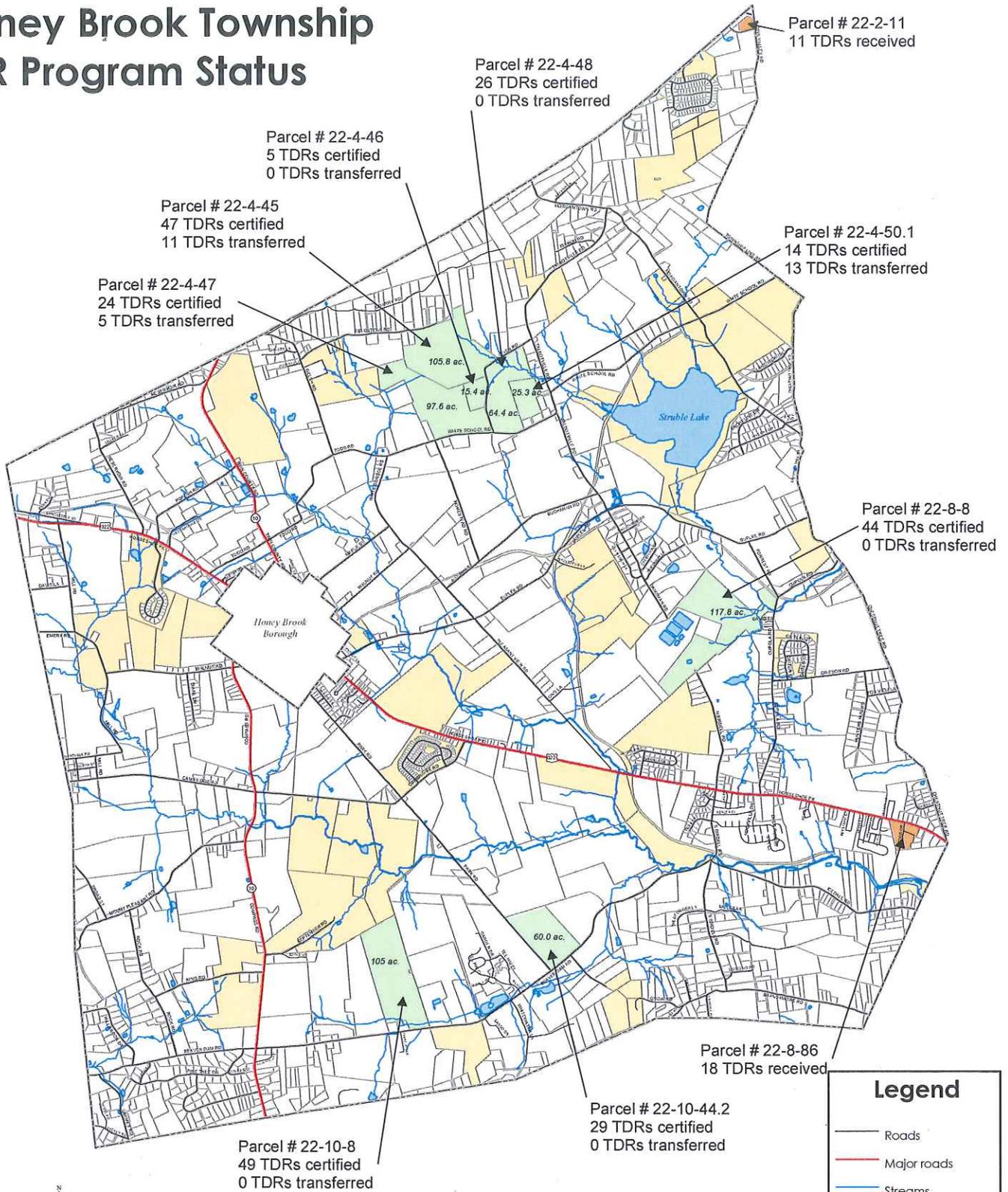
DATA SOURCE: Base data from Chester County GIS data distribution, 2011.
 Agricultural Security Areas from Chester County GIS, 2010. Protected
 lands based on Chester County Open Space CD, 2010.

Date Plotted: September 16, 2011

Appendix D:
Township TDR Program



Honey Brook Township TDR Program Status



Legend

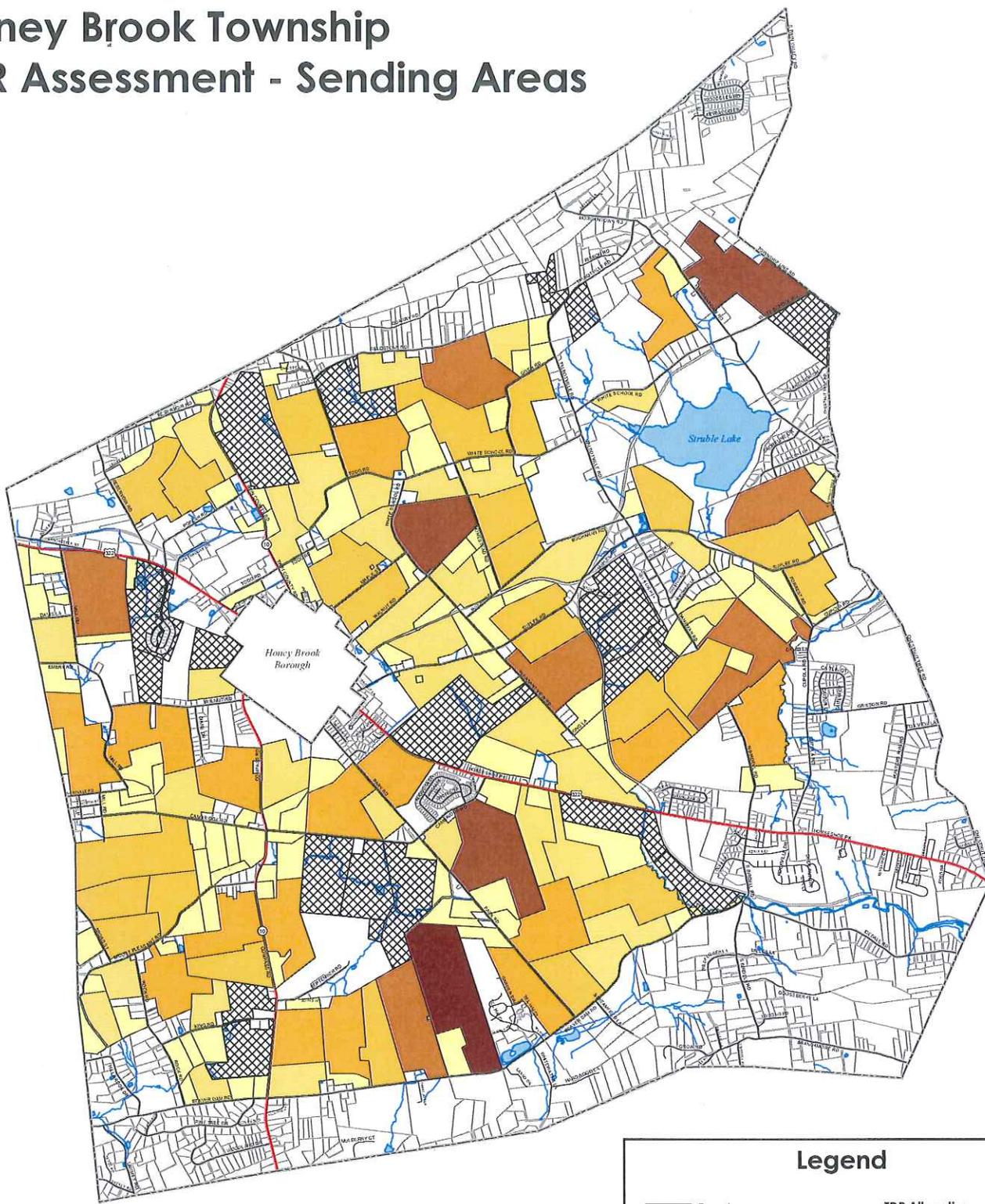
- Roads
- Major roads
- Streams
- TDRs Received
- TDRs Certified
- Tax parcels
- Township boundary
- Water bodies
- Protected lands



Brandywine Conservancy
Environmental Management Center
P.O. Box 111 Chadds Ford, Pennsylvania 19328 (610) 389-2700

DATA SOURCE: Base data from Chester County GIS data distribution, 2011.
TDR information provided by Honey Brook Township, 2006. Protected lands based on Chester County Open Space CD, 2010.
Date Plotted: March 10, 2011
Last Revised: September 1, 2011

Honey Brook Township TDR Assessment - Sending Areas



Legend

	Roads		0 to 10
	Major roads		10 to 20
	Streams		20 to 30
	Tax parcels		30 to 40
	Township boundary		40 to 50
	Water bodies		50 to 60
	Lands Protected since 1/1/08		60 and greater

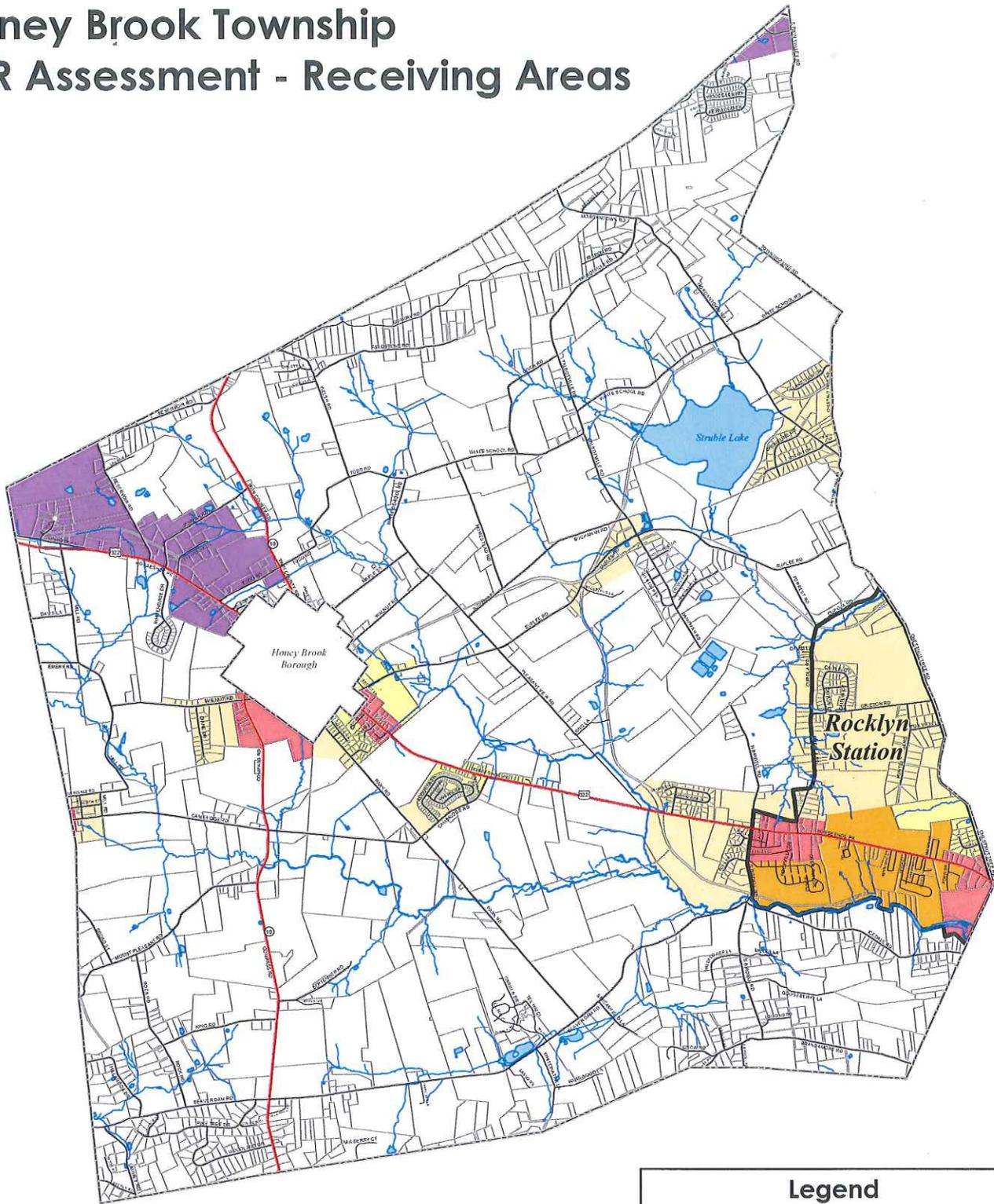


Brandywine Conservancy
Environmental Management Center
 P.O. Box 111 Chadds Ford, Pennsylvania 19317 (610) 388-2700

DATA SOURCE: Base data from Chester County GIS data distribution, 2011. Sending areas from 2007 zoning data created by Brandywine Conservancy, 2/2007.

Date Plotted: March 16, 2011

Honey Brook Township TDR Assessment - Receiving Areas



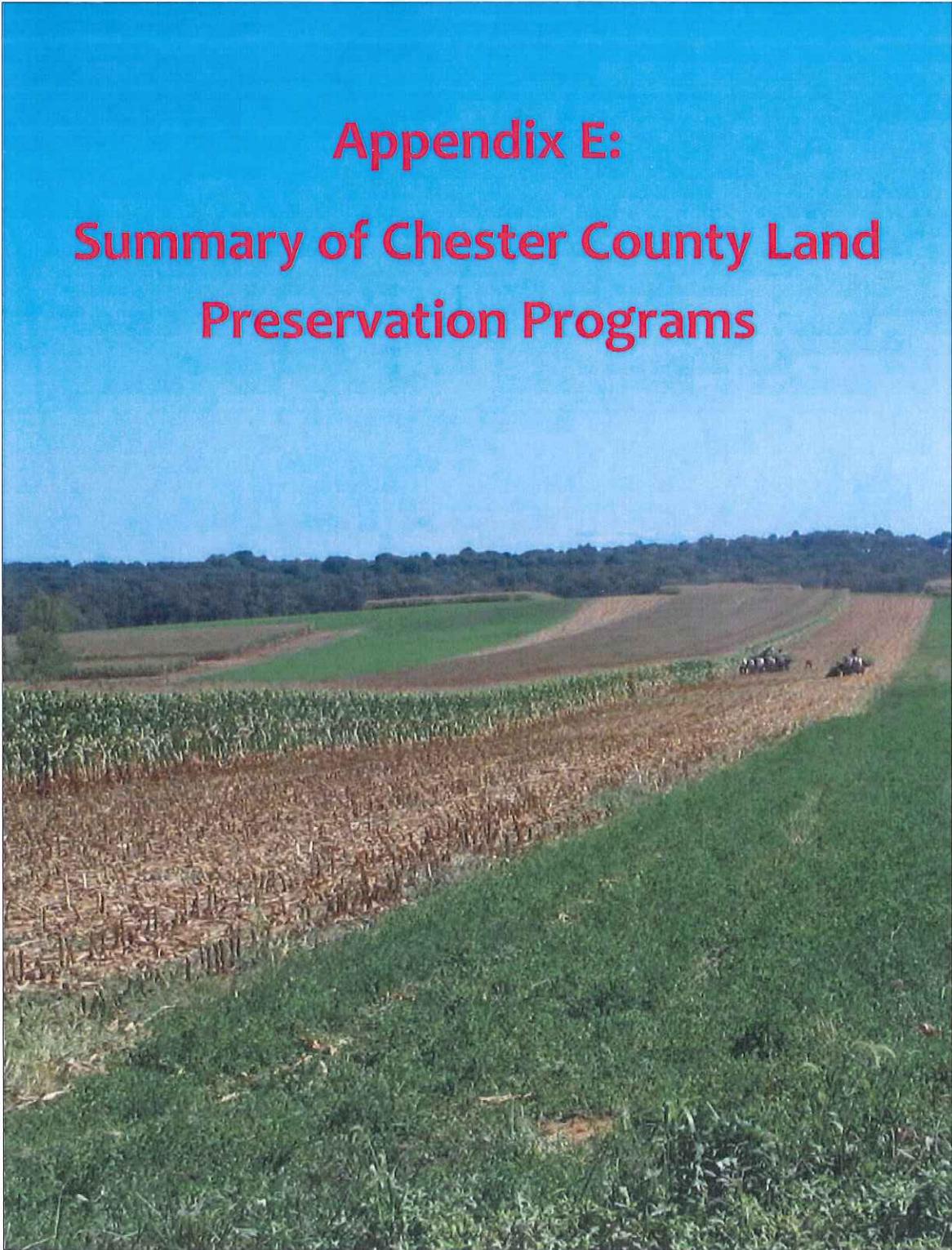
Brandywine Conservancy
Environmental Management Center
P.O. Box 141 Chadds Ford, Pennsylvania 19317 (610) 384-2700

DATA SOURCE: Base data from Chester County GIS data distribution, 2011.
Receiving areas from 2007 zoning data created by Brandywine Conservancy, 2/2007.

Date Plotted: March 10, 2011
Last Revised: September 1, 2011



Appendix E:
**Summary of Chester County Land
Preservation Programs**



Chester County Landscapes 21st Century Programs

Land Preservation Based Programs

The Landscapes 21st Century Fund provides the financial resources needed to implement the managed growth initiative of the Chester County Commissioners. The three land preservation based Landscapes 21st Century Programs are described below.

FARMLAND PRESERVATION PROGRAM: (Applicant must be landowner.)

- Maximum of \$12,000/acre for the purchase of development rights.
- Parcels must be enrolled in a Township Agricultural Security Area
- At least 50% of the land must be available for agricultural production or equestrian uses.
- At least 50 contiguous acres (Commonwealth Program) or 25 contiguous acres (Municipal Challenge Grant Program). In both programs, the minimum acreage is lower under special circumstances.
- A 50% matching contribution must be in place for Challenge grant applicants to be eligible. The source of this match can be landowner donated value, municipal or private contributions or some combination that equals 50%.
- At least 50% of the land in agricultural or equestrian use needs to be Class I, II, III, or IV soils to be eligible for the Commonwealth Program. This is not a limitation of the Challenge grant program.
- Applications are due by December 1, 2011, 4:30 p.m.
- Contact Diana Hoopes at 610-344-6285

PRESERVATION PARTNERSHIP PROGRAM: (Applicant must be a qualified nonprofit conservation organization.)

- Acquisition grants up to \$350,000 or 50% (whichever is less) for trails, greenway, open space and nature preserve projects that provide significant public benefits with particular attention to access.
- For farmland easement purchases, grant requests should not exceed the lesser of \$3,000 per acre or 33% of the appraised value plus eligible transaction costs.
- Grant requests to cover easement or land donation transaction costs are not exceeding 33% of appraised value.
- Staff contact and site visits are required before the application deadline.
- Applications are due by February 24, 2012, 4:00 p.m.
- Contact Judy Thomas at 610-344-6285

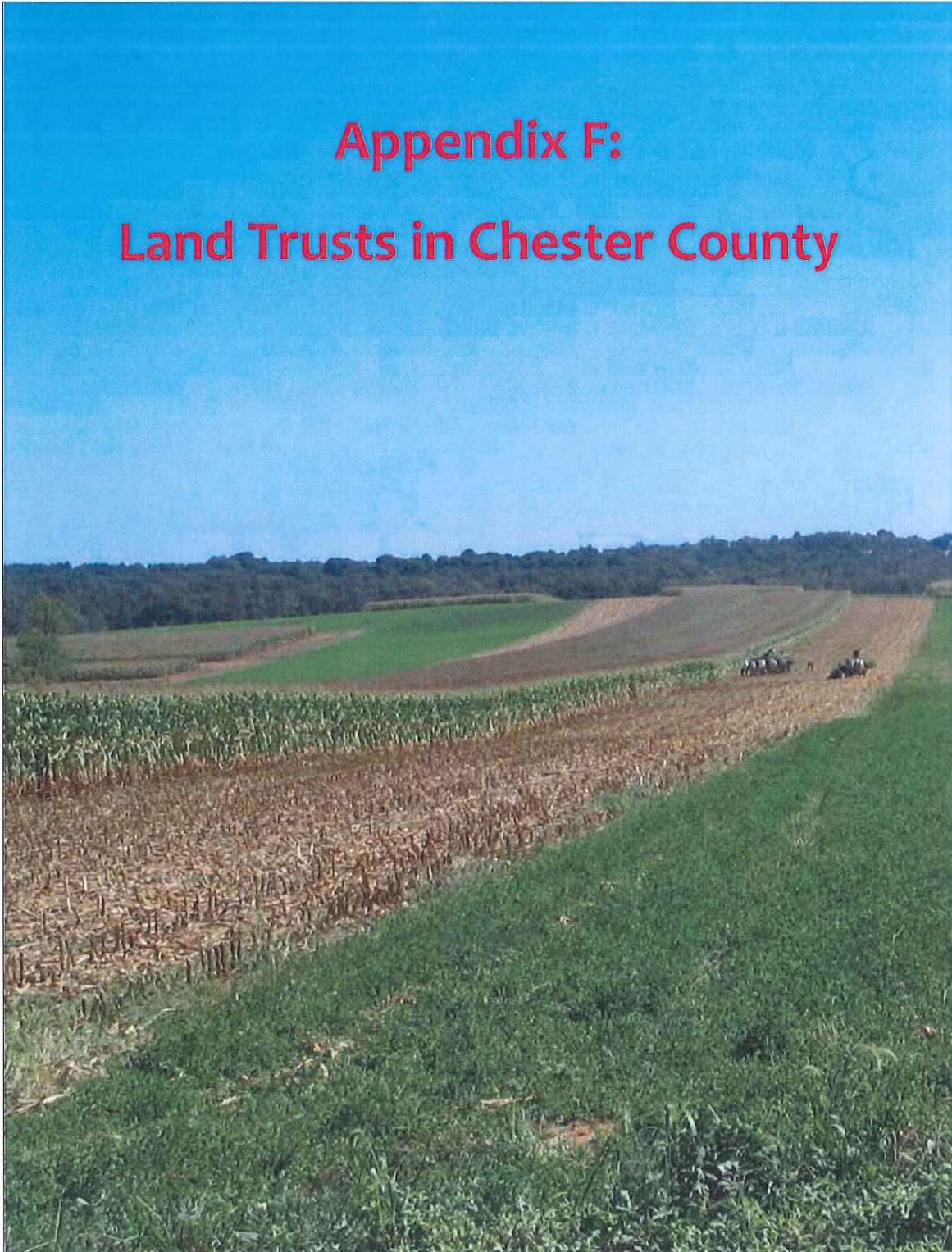
MUNICIPAL PARK GRANTS: (Applicants must be municipalities or land owning regional recreation authorities.)

- Acquisition Grants up to \$500,000 or 50% (whichever is less) for trails, greenway, open space and park projects that meet all standard and incentive criteria.
- Development Grants reimburse park facility and trail construction up to a maximum of 50% of project's cost to a maximum of \$250,000.
- Staff contact and site visits are required for the application deadline.

- Applications are due by February 24, 2012 at 4:00 p.m.
- Contact Kim Merritt at 610-344-4741

Additional program information including grant manuals, applications, previously funded projects, and much more is available at [222.chesco.org/open space](http://222.chesco.org/open-space). The FAQ section of that site is a great place to start.

Appendix F:
Land Trusts in Chester County



Land Trusts in Chester County

Brandywine Conservancy
P.O. Box 141
Route 1 and Creek Road South
Chadds Ford, PA 19317

East Marlborough Land Trust
712 Haldane Drive
Kennett Square, PA 19348

East Nantmeal Land Trust
PO Box 161
Glenmoore, PA 19343

French and Pickering Creeks Conservation Trust
3340 Coventryville Rd.
Coventryville, PA 19465

Green Valleys Association
PO Box 113
Birchrunville, PA 19421-0113

London Britain Township Land Trust
PO Box 215
Kemblesville, PA 19347-0215

Natural Lands Trust
1031 Palmers Mill Rd.
Media, PA 19063

North American Land Trust
PO Box 1578
Chadds Ford, PA 19317

Open Land Conservancy of Chester County
PO Box 1031
Paoli, PA 19301

Pennsbury Land Trust
702 Baltimore Pike
Chadds Ford, PA 19317

The Land Conservancy for Southern Chester County
PO box 734
Unionville, PA 19375

The Wallace Trust
PO Box 100
Glenmoore, PA 19343-0100

West Pikeland Land Trust
PO Box 582
Chester Springs, PA 19425

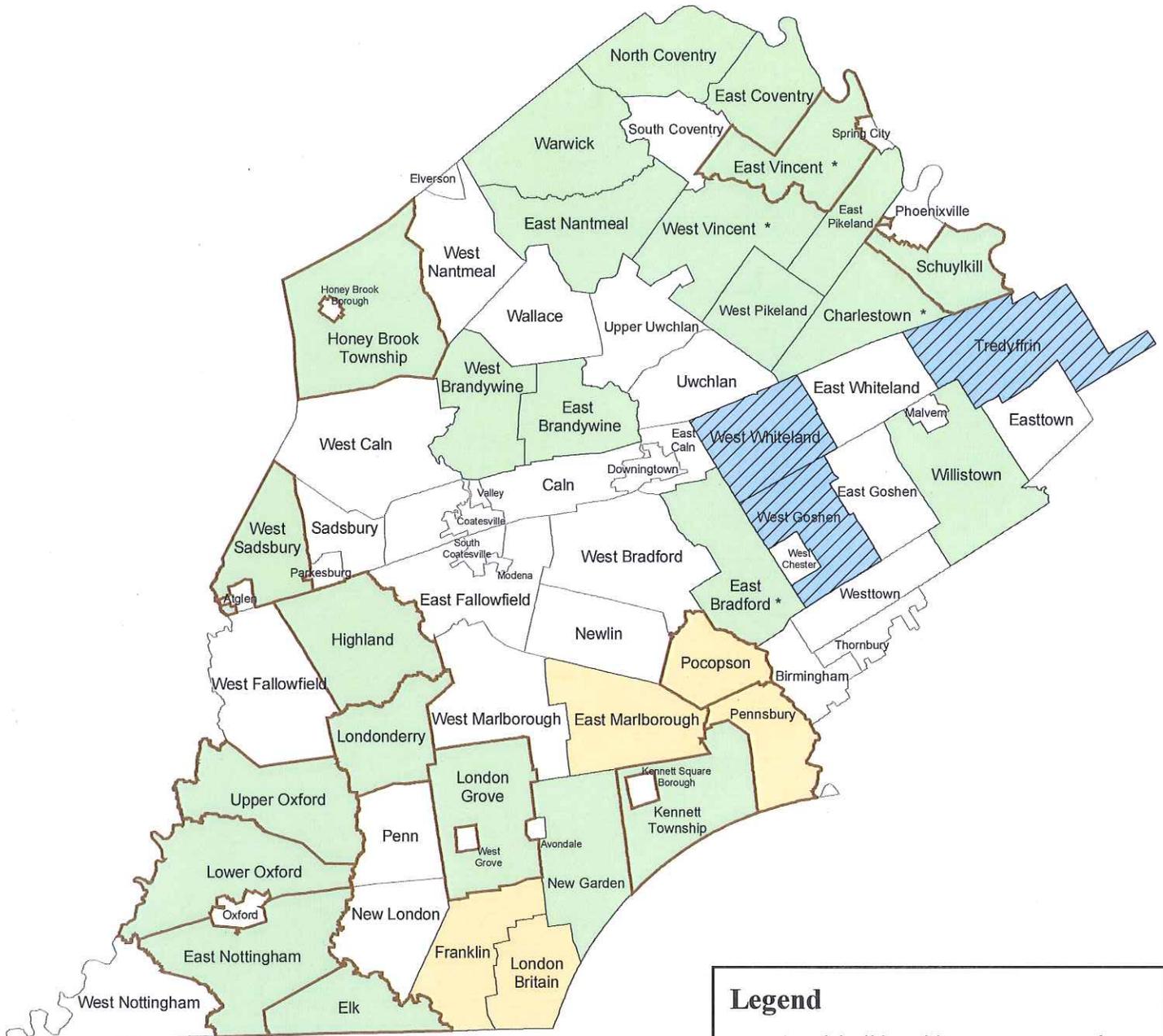
West Vincent Land Trust, Inc
PO Box 235
Birchrunville, PA 19421-0235

Willistown Conservation Trust
925 Providence Road
Newtown Square, PA 19073

Appendix G:
**Chester County Locally Funded Open
Space Programs**
**Regionally Locally Funded Open Space
Referenda (Voter Approval Rates)**



Chester County: Locally-funded Open Space Preservation Programs (as of 11/2010)



Legend

-  Municipalities without voter-approved open space referendum (3)
-  Brandywine Conservancy assistance with open space referendum

Funding source (voter-approved: 30 townships)

-  Bond
-  Earned income tax
-  Property tax

Note: Those municipalities marked with a * have more than one voter-approved open space referendum.

Examples of Voter Approval Rates: Open Space Referenda

Municipality	Ballot Question Date	Referendum Amount ¹	Approval Rate
Chester County	November 1997	\$50.0 million	81%
L. Makefield, Bucks Cty.	November 1998	\$7.5 million	71%
East Bradford, Chester Cty.	November 1998	0.125% EIT	68%
Buckingham, Bucks Cty.	November 1999	\$9.5 million	85%
U. Makefield, Bucks Cty.	November 2000	\$15.0 million	68%
E. Brandywine, Chester Cty.	November 2000	0.125% EIT	70%
East Bradford, Chester Cty.	November 2000	0.125% EIT (for total 0.25% rate)	65%
W. Vincent, Chester Cty.	May 2000 May 2006	0.49 mills 0.25% EIT	Not available 71%
London Britain, Chester Cty.	November, 2000	0.02 mills	63%
Bedminster, Bucks County	November 2002	\$2.5 million	77%
Solebury, Bucks County	November 2002	\$12.0 million	87%
E. Brandywine, Chester Cty.	November 2002	0.125% EIT (for total 0.25% rate)	74%
E. Vincent, Chester County	May 2002 May 2006	0.1325% EIT 0.20% EIT	80% 55%
Franklin, Chester County	November 2002	0.5 mills	70%
Londonderry, Chester County	November 2003	0.125% EIT	63%
Lower Oxford, Chester Cty.	November 2003	0.5% EIT	61%
Montgomery County	November 2003	\$150.0 million	78%
Upper Oxford, Chester Cty.	November 2003	0.5% EIT	54%
W. Brandywine, Chester Cty.	November 2003	0.125% EIT	56%
West Sadsbury, Chester Cty.	November 2003	0.2% EIT	53%

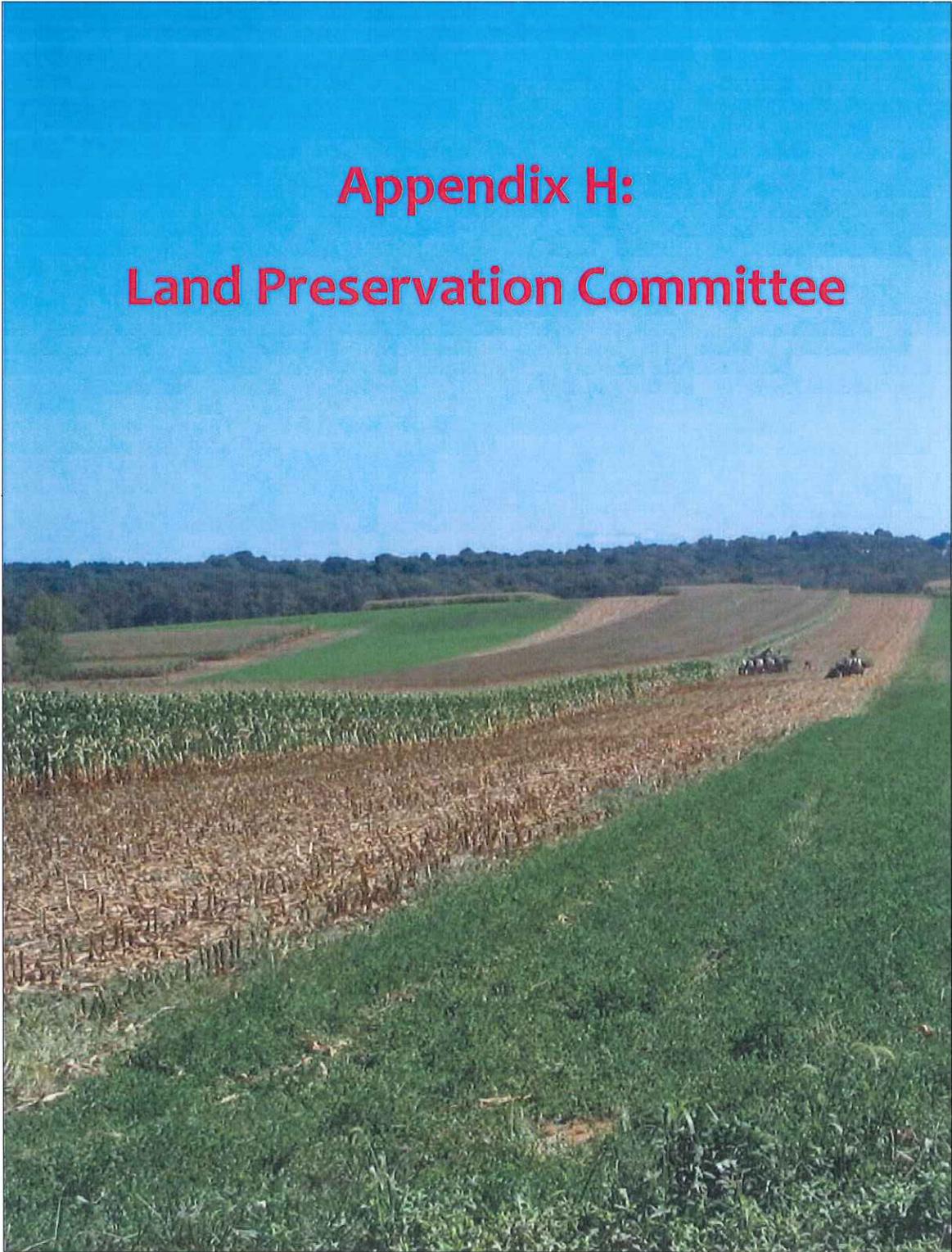


Municipality	Ballot Question Date	Referendum Amount ¹	Approval Rate
Concord, Delaware County	November 2004	\$6.0 million	71%
E. Nottingham, Chester Cty.	November 2004	0.5% EIT	50.2%
Highland, Chester County	November 2004	0.5% EIT	62%
Chadds Ford, Delaware Cty.	May 2005	0.28 mills	72%
Growing Greener II, statewide	May 2005	\$3.8 million	60%
Kennett, Chester County	May 2005	0.25% EIT	76%
Middletown, Delaware County	May 2005	\$8.5 million	79%
New Garden, Chester County	May 2005	0.125% EIT	unknown
Honey Brook, Chester County	November 2005	0.5% EIT	51%
Pocopson, Chester County	May 2006	1.0 mill	64%
London Grove, Chester Cty.	May 2006	0.25% EIT	51%
East Pikeland, Chester Cty.	November 2006	0.25% EIT	65%
Elk, Chester County	November 2006	0.50% EIT	65%
Schuylkill, Chester County	November 2006	0.25% EIT	63%
W. Pikeland, Chester County	November 2007	0.25% EIT	61%
Charlestown, Chester County	May 2008	0.50% EIT	77%
Pennsbury, Chester County	November 2009	0.79 mills	62%
E. Coventry, Chester County	November 2010	0.25% EIT	54%

¹ "Referendum amount" refers to the dollar amount approved by voters for a bond issue or for an increase in earned income tax (EIT) or property tax; the latter expressed as a property tax rate per \$1,000 of property value (mill).



Appendix H:
Land Preservation Committee



Information on the Land Preservation Committee

How do you obtain information about the Honey Brook Land Preservation Committee activities?

- The township maintains a website where the meeting minutes are posted.

How can I join the Honey Brook LPC?

- Participation on the Honey Brook Township Land Preservation Committee: Members of Honey Brook Township are encouraged to attend public meetings and participate in various standing committees. Representation on the committee from the farm community and non-farm community provides proper representation of all interests in the community. There are five positions on the Honey Brook Township Land Preservation Committee and with a two year rotation
- Term of Office: Four years
- Responsibilities: Members are required to participate in the regularly scheduled meetings. An occasional special meeting may occur in addition to the regularly scheduled meetings. The current schedule comprises six bi-monthly meetings per year.

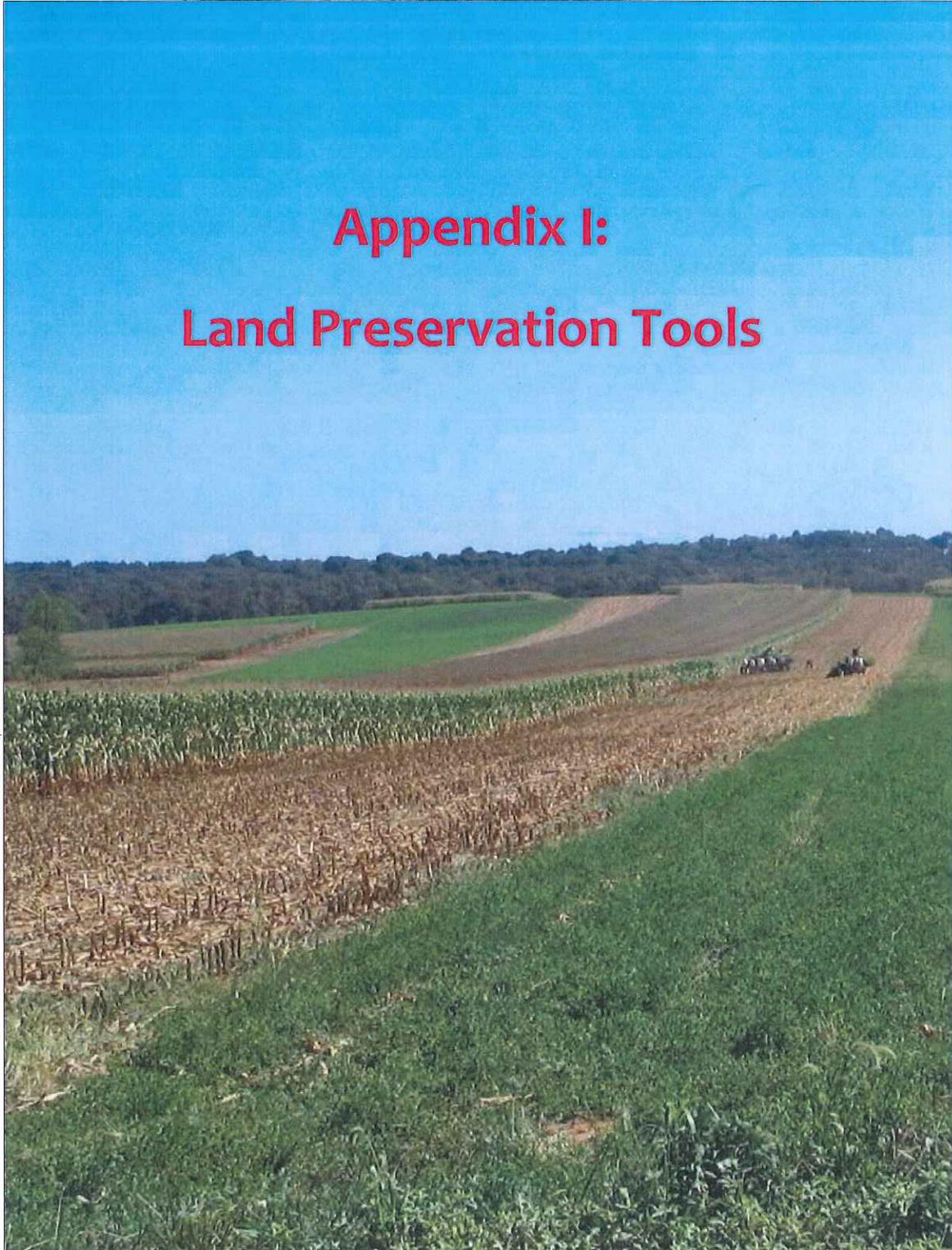
When are the committee meetings held and where are they conducted?

- On the third Tuesday of the month six times a year on odd numbered months.
- Meetings are held at the Honey Brook Township Municipal Building, 500 Suplee Road, Honey Brook, Chester County, PA 19344.

Proposed 2012 Meeting Schedule

Tuesday	January 19, 2012	8:00 am
Tuesday	March 20, 2012	6:30 pm
Tuesday	May 15, 2012	6:30 pm
Tuesday	July 17, 2012	6:30 pm
Tuesday	September 18, 2012	6:30 pm
Tuesday	November 20, 2012	6:30 pm
Tuesday	January 15, 2013	8:00 am

Appendix I:
Land Preservation Tools



Voluntary Land Conservation Tools

Donation of a Conservation Easement

The most preferred type of landowner-initiated conservation action under the Township's plan is the voluntary donation by a landowner of a conservation easement. This is the preferred form of conservation because there are no financial costs to the Township, except perhaps that of enforcing the easement. Through the donation of an easement, the landowner willingly restricts some or all of his or her property from significant subdivision, development, or natural resource disturbance. The easement is normally donated to a conservation organization that is then responsible for administering and enforcing the terms of the easement in perpetuity; however, some landowners may wish to donate the easement only to the Township. It's the policy of the Township to accept easements when approved by the Board of Supervisors if presented as a condition of preservation. Conservation easements can be very flexible, and the easement terms are negotiated between the easement donor and the easement holder.

Most often, landowners who donate a conservation easement are able to take advantage of federal income and estate tax benefits by giving up some or all of their land's real estate value. Landowners who ease their land voluntarily are also eligible for decreases in local property tax assessments by petitioning Chester County for special consideration. For landowners to be eligible for federal tax benefits by making a charitable donation, an environmental value must be associated with the land that is being placed under easement to a conservation organization.

Recent changes to federal tax laws have increased the tax benefits for easement donations made in 2006 and 2007. The limit of the annual deduction increased from 30% to 50% of adjusted gross income each year, and the carry-forward period for the deductions is extended from 5 to 15 years. Furthermore, for qualified farmers and ranchers (generally, landowners who receive more than 50% of their income from "the trade or business of farming"), the annual deduction limit is raised to 100% of their adjusted gross income. Federal legislators are contemplating making these changes permanent.

Donated conservation easements have been an effective tool for the permanent protection of farmland and other natural and cultural resource areas in Chester County. For example, the Brandywine Conservancy has permanently protected over 40,000 acres through the use of donated conservation easements. To date, only a limited number of conservation easements have been donated by Honey Brook Township landowners, and are held by the Conservancy, the Natural Lands Trust (NLT), and the North American Land Trust (NALT).

Sale of Agricultural Conservation Easements

In 2010, Honey Brook Township had the most farmers applying to sell development rights through the Chester County Farmland Preservation Programs than any other Municipality in the County. This is in stark contrast to just a few years ago when Honey Brook farmers rarely participated. This dramatic shift in farmer participation is the direct result of the Township implementing the dedicated earned income tax that is used to help purchase agricultural or conservation easements from township landowners and the creation of the Honey Brook Land Preservation Committee that has promoted preservation through the outreach and education of the programs discussed below. By purchasing these easements, the Township

– either alone or working within County and State programs - can permanently preserve land and prevent development from taking place, while ensuring that farming (or some other compatible land use) can continue to take place on prime agricultural properties. Using the Township's dedicated funds, easements can also be purchased, and the lands permanently protected, on those parcels with outstanding natural resource qualities (see Figure 2).

1. Chester County Agricultural Preservation Program:

Funding: 50% Commonwealth of Pennsylvania, 50% Chester County Farmland Preservation Program

The purpose of the Commonwealth Agricultural Conservation Easement Purchase Program is to preserve viable agricultural lands. The statewide program has been adopted for use in Chester County by the County Commissioners in 1989. Farm owners interested in preserving their farm may sell an agricultural conservation easement, also known as development right of one's farm, to the County of Chester and/or Commonwealth of Pennsylvania.

This program has been in place for 22 years, a farmer (applicant) voluntarily applies to the program, and the property is mathematically "scored" using established criteria, resulting in a numerical ranking against other farms. Farms must be at least 50 acres in size, and must have at least 50% or more Class I or II soils, among other criteria. If a farm adjoins land that has an agricultural or conservation easement then it must be 10 acres or larger are eligible to apply. This acreage eligibility shift recognizes the desire to have contiguous areas of permanently preserved farms. Accepting that the farmer's best natural resource is the soil quality, it receives the greatest weight in the ranking (currently 40%). If the applicant's farm is ranked high enough on the County's list, the farmer is informed that the County is willing to purchase the development rights and place an agricultural conservation easement on the property. If the landowner is still interested in selling an easement to the County, the County has the farm appraised based on its unrestricted value and restricted value. The difference in the two values is used by the County to base its easement purchase offer. If the farmer agrees with the value of the development rights and the restrictions of the easement (i.e., the farm must stay in farming, the farm must follow a soil and conservation plan) then the usual steps are followed to close the real estate transaction: deed search, survey, review of the easement document by the farmer, and then closing with the restrictions recorded with the deed. The farmer is compensated in cash for the easement restrictions (i.e., use limitations), yet retains the farm and its agricultural sale value. The County/State holds the agricultural easement in perpetuity. As of this writing, the County cap on per acre value is \$12,000.

The State Program has preserved 249 farms in Chester County for a total of 23,446 acres. Applications to sell an agricultural conservation easement through the State Program are due on December 1st.

2. Chester County Agricultural Conservation Easement Challenge Grant Program

Funding: 50% Chester County/ 50% Municipality, Landowner, or other entity

This Program complements the existing Commonwealth Farmland Preservation Program as described above and has much the same ranking methodology. The difference is that funding for this program provides an opportunity for partnership between the County and local entities such as townships and other public and private sources allowing areas to accelerate preservation opportunities in municipalities that participate.

The Chester County Challenge Grant Program has preserved 83 farms for a total of 5,372 acres. Applications to sell an agricultural conservation easement through the Challenge Grant Program are due on December 1st.

3. Farmland Preservation Component of the Preservation Partnership Program (Conservancy Program)

This program focuses on preserving farmland not likely to be preserved through the "traditional" County farmland preservation programs. The program accomplishes this by using a different ranking methodology that places less stress on the soils allowing for farms with a mix of natural resources opportunity for preservation with some monetary compensation. The farm must be a minimum of 15 net acres of farmland or minimum of 10 net acres of farmland if adjacent to permanently preserved land a minimum 50% in agricultural uses individual projects may be funded up to the lesser of \$3,000 per acre or 33% of the appraised value of the easement. Since the value offered is a bargain sale of development rights the purchasing power goes further. As of July 2011, the County has spent \$1.6 million to preserve 11 farms and a total of 588 acres.

Sale of Transferable Development Rights (TDR)

Through enabling provisions in the Pennsylvania Municipalities Planning Code (MPC) and in the Township Zoning Ordinance, Transferable Development Rights (TDR) is a viable tool for permanently protecting agricultural and other open space resources in Honey Brook.

TDR is a voluntary landowner conservation option where a property's development rights can be legally severed and sold as a marketable real estate commodity. Under a TDR transaction, these severed development rights are not extinguished, but are moved to another area of the Township (from a "sending area" to a "receiving area"). Through the use of TDRs, the Township is successfully redirecting future development away from valuable farmlands and encouraging projected growth in areas where it is appropriate for it to occur. At the same time, the Township is helping to compensate landowners (through private market sales) for the potential development value their lands would have otherwise lost through restrictive zoning.

TDR can be an attractive alternative for Honey Brook's farmers and other landowners who are not interested in selling an easement to the County, or who may be ineligible for consideration under the [previously-mentioned] County programs. As described in Article XII of the Honey Brook Township Zoning Ordinance, landowners who are eligible to participate in this voluntary TDR program, as provided through zoning, are those who own at least five (5) acres and are zoned Agricultural (A District). These landowners may sell some or all of their development rights, and once these development rights are sold, that land from which the development rights originated is legally and perpetually restricted from further development.

Honey Brook Township's sending area (lands where development is directed away from) encompasses the Agriculturally-zoned farmlands that make up the majority of the Township. The receiving zones (lands where development is redirected to) are the Farm Residential, Residential, Mixed Residential, Commercial, Industrial, and TND Overlay zoning districts. (In accordance with the Comprehensive Plan Update, the majority of future growth will be directed toward the eastern end of the Township, an area also known as "Rocklyn Station." This is a designated area to receive purchased TDRs, per Appendix D.)

As stated in the Zoning Ordinance, each eligible landowner within the A District is generally entitled to one TDR for every two acres of land. Some "net-out" restrictions listed in Section 1202.B of the Township Zoning Ordinance must also be factored into the calculation of a landowner's TDR allocation. Also, before severing and selling any development rights, landowners must first complete a Township certification process that officially establishes, and documents for Township record-keeping purposes, the number of allocated TDRs. These allocated TDRs can be sold at any time, most likely to a developer for use in a development within the Township.

The monetary value of each TDR in Honey Brook is currently determined through the private real estate market. Landowners have been reported to receive as high as \$12,000 per TDR. Though not necessary, some Township landowners who have had their TDRs certified are working through local real estate brokers, who in turn, work for developers that are interested in purchasing the TDRs for use in Township developments. These brokers are adding a percentage to the sale price of each TDR to cover their "handling" fees.

Once a landowner has sold all the TDRs allocated by zoning - and not until that point when all TDRs are sold or the property owner submits a development plan - a conservation easement is recorded for the parcel or tract, resulting in permanent restriction of its use for development purposes. This easement can be held by a conservation organization, or the Township, either of which is thereafter responsible for monitoring and enforcing the terms of the easement.

Since the Township Supervisors have the discretion to use their dedicated preservation funds to purchase agricultural or conservation easements from landowners, they could also expand that program to purchase TDRs from sending area landowners. In purchasing the TDRs, the Township could then "bank" them (hold them) for eventual sale to a developer for use in a TDR receiving zone. Proceeds from the TDR sales can be used again for future TDR purchases. However, the Board could also choose to retire the TDRs, and never sell them for use within the Township. Under the provisions of Act 153, the Township is allowed to use tax revenues generated by referendum for TDR purchases. To sell TDRs, the Township would need to follow state code. Successful examples where Pennsylvania townships purchase TDRs include Warwick, West Lampeter, and West Hempfield Townships in Lancaster County, and East Vincent and West Vincent Townships in Chester County. Warwick and West Hempfield Townships actively sell their banked TDRs. West Vincent will only sell them for use outside of their township. Because some of the Township's landowners shy away from government easement sale transactions, the Township will consider working through a land conservation organization to initiate landowner interest in the sale of TDRs, and could pass its dedicated open space funds through that organization for TDR purchases.

Conservation Plans/Nutrient Plans

Although the ultimate goal of Honey Brook's Land Preservation Plan is the permanent protection of their natural resources (soils as well as ecological) the stewardship of this resource should also be enhanced. Many Townships with Open space programs offer free Conservation planning. This helps mitigate any man made impacts on the natural resources while developing the opportunity to preserve the farm in perpetuity.

Free Conservation Easements

Chester County is blessed with many local Land Trusts willing to hold conservation easements on farms. These Land Trusts usually receive these easements without offering any monetary compensation to the

farmer. The farmer may be able to use the loss of the property value caused by the conservation easement as a charitable contribution on their federal income tax. It is a very useful tool. However, the Conservation easement and endowment requested (that funds that pay for administering the easement in perpetuity) costs thousands of dollars. Many municipalities offer to fund these easements as an incentive to the landowner to participate.

Riparian Corridor Protection

Voluntary programs such as the purchase and transfer of development rights, and regulatory tools such as zoning, provide the most direct and secure means of protecting agricultural and natural resource lands. However, in the belief that improved farming practices should be part of the land preservation plan, there are several important approaches that both the Township and landowners alike should pursue in their efforts to protect and enhance the character and environment of Honey Brook.

Protection and enhancement of the Township's riparian corridors is one voluntary approach that not only fits well with the practice of agriculture, but can have direct benefits on improving water quality and wildlife habitat throughout the Township. In addition, several available stream enhancement programs (described below) can be of great financial benefit to farmers and landowners, and can even improve the health of herds on dairy farms.

The largest stream enhancement program, the Conservation Reserve Enhancement Program (CREP), is administered by the United States Department of Agriculture (USDA) Farm Service Agency (FSA) and is administered by the UDSA Natural Resource Conservation Service (NRCS). CREP pays farmers to restore and maintain riparian corridors and wetland habitats on their properties, which [on average] are usually the lowest producing areas of farms. They are however, the richest and most diverse areas in regards to wildlife habitat, and their value to protecting water quality in the Township's headwater streams is incalculable.

In exchange for maintaining a 35-foot minimum stream bank buffer, (the riparian corridor) farmers are also reimbursed for the cost of fencing off the streams (in the case of dairy farms, to keep cows out of the water) as well as the cost of installing stream crossings. Through CREP, farmers receive an annual rent payment (that ranges between \$120-\$180 per acre/year) to maintain these natural habitats. Farmers utilizing CREP farm the most productive areas of their land, while being monetarily compensated for not using the least productive, and most environmentally sensitive, areas.

Another stream buffer/stream fencing enhancement program is offered through the Chester County Conservation District. The Conservation District offers cost-sharing programs for the installation of stream bank fencing and plantings - along with "best management practices" for dairy farmers - in the interest of promoting herd health, wildlife habitat, and improved water quality. The Conservation District will provide funding for riparian buffers less than 35 feet in width, but participating farmers/landowners must have an approved County Soil and Conservation Plan in place.

For those farmers who choose not to participate in any government-sponsored programs, there are also riparian enhancement and fencing programs available through nonprofit organizations such as Ducks Unlimited (who have already assisted on several farms in Honey Brook) and the Chesapeake Bay Foundation.

For more information on the programs described above, please contact the Chester County Farm Service Agency at (610-696-8750 x2), Christian Strohmaier at the Chester County Conservation District (610-925-4925), or John Goodall at the Brandywine Conservancy (610-383-9515).

Regulatory Efforts that Advance Land Conservation

Although the previously described voluntary landowner actions are the preferred means for permanently protecting Honey Brook's agricultural and open space resources, the Board of Supervisors can, and does, use its zoning ordinance and subdivision and land development ordinance to help achieve open space protection objectives. In fact, the Township's regulation of land and water resource use is a good complement to its private land stewardship implementation approach. The zoning and subdivision ordinances apply to the establishment of new uses of land that require Township approval, such as issuing a building permit, or granting a subdivision plan or land development approval, variance, or special exception pursuant to the Commonwealth's Municipalities Planning Code. Because these zoning and subdivision regulations can be changed or repealed at any time, they are not considered a permanent means of protecting the Township's open space resources. A brief description of the more significant zoning and subdivision ordinance provisions now follows.

(It should also be noted that the section of the Township Zoning Ordinance that imposes rules for establishing conservation easements shall be reviewed (for effectiveness) in the near-term by both the Land Preservation Committee and the Planning Commission.)

2003 Township Zoning Ordinance (as amended)

Agricultural Zoning: The majority of the priority conservation areas identified by this land preservation plan are zoned Agricultural by the Township. The A District, described in Article IV of the Honey Brook Township Zoning Ordinance, and which applies to 58 percent of the Township in 2007, encourages the continued use of Honey Brook's prime farmlands for farming, forestry, or conservation uses. Sixty-four percent of Honey Brook's Class I, II, and III soils are contained within the A District. The A District zoning helps to implement the Land Preservation Plan because it encourages the Township's valuable agricultural resource lands to remain in agricultural and other open space use.

The A District is not overly restrictive to farmers and other landowners. For qualifying lots (i.e., enrolled in Act 319 or 515, included within a Township Agricultural Security Area, a minimum of ten acres in size, etc.), one new lot may be created for a family member, farm manager, or other person or family that is at least one acre in size and no more than two acres in size every 12 months utilizing up to 10% of the parent parcel. Accessory out-buildings and other agricultural structures are also readily permitted in the District, as are on-farm businesses that help families supplement their farming income.

Within the A District, a ten-acre minimum lot size requirement applies to nonfarm residential subdivisions. This ten-acre requirement has been very effective to date in discouraging speculation for non-farm development purposes. And, the use of a ten-acre minimum lot size restriction for preserving valuable farmlands such as Honey Brook's A District has been viewed by the Commonwealth Courts as a legally valid form of zoning regulation. A copy of the Township's

Zoning Ordinance Map, showing the location of the A District as well as other existing districts, is included at the end of this appendix.

Transfer of Development Rights: Use of the TDR option, as described under the Voluntary section, is enabled by the Zoning Ordinance, and the Township's responsibilities in administering its TDR program are spelled out in Article XII.

Natural Resource Protection Overlay Districts: The Honey Brook Township Zoning Ordinance also includes three resource protection related overlay districts described in Article XIII. These are the FH Flood Hazard District, the SSC Steep Slope Conservation District, and the RCC Riparian Corridor Conservation District. Each of these districts applies when their defining features are present: for example the Flood Hazard District applies to the Township's 100-year floodplains as mapped by the Federal Emergency Management Agency (FEMA). Conveniently, and not coincidentally, floodplains, steep slopes, and riparian areas are typically found in the same general areas of the township – within stream valleys, wetlands, and other water bodies. These resource protection overlay districts also often overlap, adding increased resource protection with each mapping layer.

The FH Flood Hazard District generally precludes the location of new living or habitable space, or hazardous or toxic material storage, in areas of the Township subject to flooding. The overlay district's intent is to prevent, or minimize, danger to life and property, and if enacted consistent with FEMA guidelines, enables landowners residing within the floodplain to obtain federal flood insurance. Although this district is not directly intended to protect a floodplain's environmental values, there are indirect conservation benefits achieved by limiting land and vegetation disturbances within these floodplains. Existing, nonconforming uses and structures are permitted to continue, subject to special restrictions and provisions if ever abandoned, destroyed, or proposed for modification. Open space uses, such as agriculture, forestry, recreation, are the most prevalent permitted uses within this FH Overlay District, although some limited development (ex. driveways and parking lots) can occur.

The SSC Steep Slope Conservation District applies where sloping land surfaces within the Township exceed fifteen (15) percent. This overlay district divides steep slopes into a) precautionary slopes (15 to 25 percent) and b) prohibitive slopes (greater than 25 percent). The intent of this district is also to prevent hazards to life or property due to slope or structural foundation failure, and to protect vegetated slopes from impacts caused by their clearing, grading or disturbance by heavy equipment. Steep slope disturbances most often lead to increased soil erosion by removing vegetation and ultimately cause harmful siltation of the Township's streams and water bodies. Practically any "developed" use of prohibitive slopes is precluded by the SSC District provisions. More developed uses, including single-family residential dwellings (if permitted by underlying zoning), are permitted on precautionary slopes, subject to special engineering review and land disturbance limitations.

The RCC Riparian Corridor Conservation District is intended to protect the vital functions of streamside vegetation (i.e., maintaining the water quality and quantity of the associated stream, water body, or wetland resource, providing for wildlife movement) in Honey Brook Township. This overlay district accomplishes resource protection by limiting the types of encroachments or disturbances within a defined width of land paralleling the Township's surface water resources.

Two consecutive riparian zones are defined by the ordinance, and form a combined riparian corridor of 75 feet in width, measured from the top of a stream bank, pond, or wetland edge. Within the first twenty-five feet of this riparian corridor, land uses are largely limited to open space, agricultural practices, passive recreation, and minor encroachments by residential driveways. Within the next fifty feet, more uses are permitted provided they don't include structures. For new development involving land subject to the RCC overlay district, a corridor management plan must be submitted for Township approval. Where riparian vegetation either does not exist or is minimal at the time of development, the management plan requirement strongly compels a developer to establish new riparian vegetation upon receipt of Township development approvals and prior to obtaining final development occupancy permits.

Conservation Design Option: Additional resource protection is provided within the Zoning Ordinance, particularly for areas of Honey Brook exhibiting strong natural resource characteristics, through the use of the Ordinance's Conservation Design subdivision process. To subdivide, owners of parcels five acres or larger in the Resource Conservation District must utilize this subdivision design process, that mandates the set-aside of over 50 percent of the land in open space uses, and the clustering of single-family residential dwellings away from constrained lands and located on the site's more buildable lands. Owners within the Farm Residential and Residential Districts have the option to utilize this environmentally sensitive subdivision design process, although zoning incentives exist within these two districts to encourage its use over conventional, lot by lot subdivision design.

2004 Township Subdivision and Land Development Ordinance (as amended)

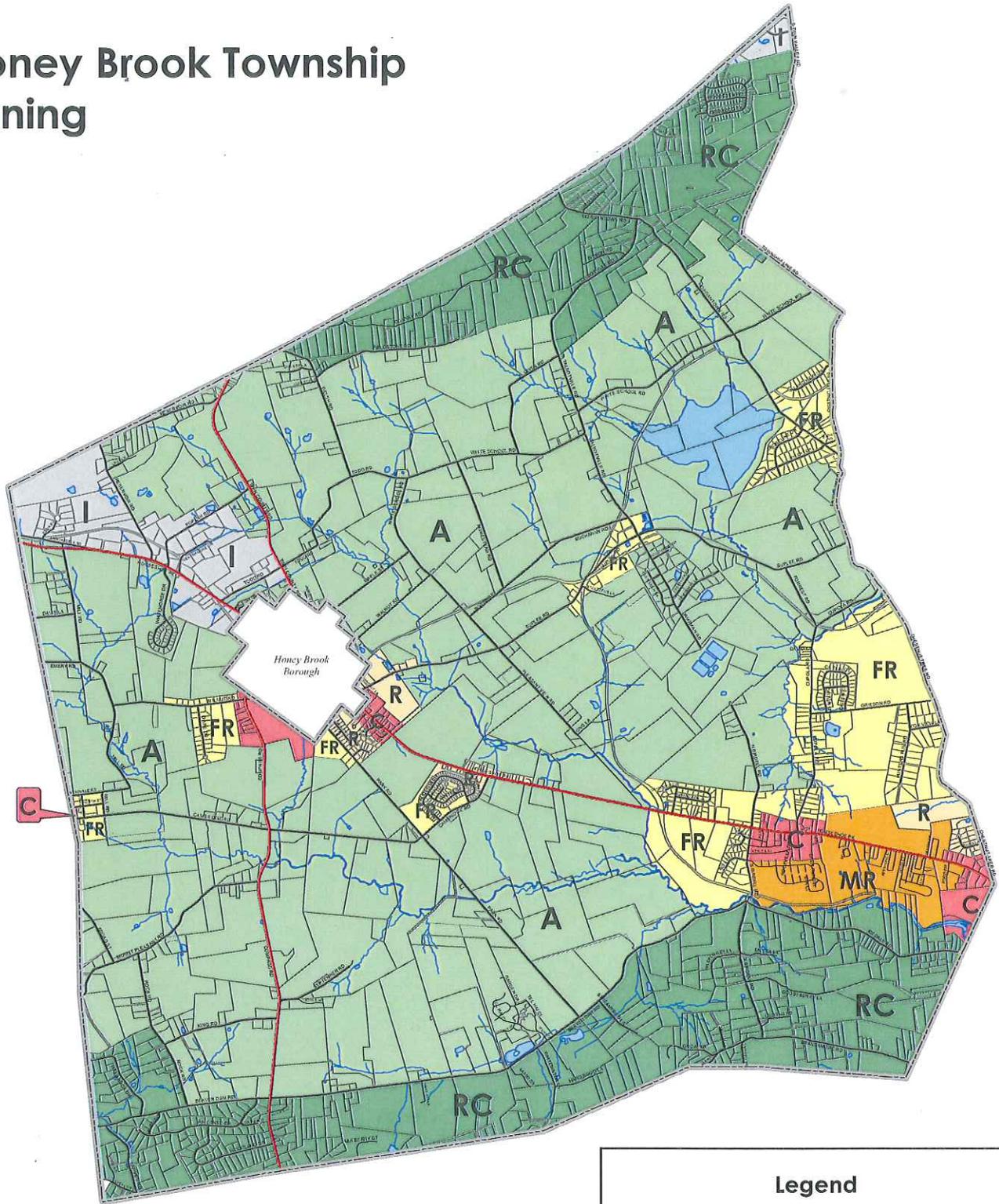
The Honey Brook Township Subdivision and Land Development Ordinance (SALDO) regulates new development of township lands by establishing: procedures for obtaining Township (and other) approvals, design standards for public (and some private) improvements, and financial assurances by developers toward the completion of public improvements. Some of these SALDO provisions contribute to the protection of Township open space resources identified in this plan.

For example, conservation plans are intended to describe how soils will be protected from erosion, and streams, wetlands, and other water bodies from siltation, during development construction when vegetative cover is removed. These plans are required to be submitted to the Township for subdivision and land development approval, and are reviewed by both the Township engineer, and Chester County Conservation District staff.

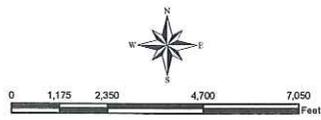
Stormwater management plans are similarly a required submittal for subdivision and land development approval. These plans reflect associated stormwater improvement design guidelines of the Township that strongly encourage the recharge of stormwater runoff generated by the establishment of impervious surfaces such as parking, roads, and rooftops caused by new development into existing groundwater aquifers.

Required landscaping plans document how the development will preserve existing vegetation, and where preservation is infeasible, show the replanting of appropriate vegetation. The ordinance includes a native plant list which is strongly encouraged by the Township for use in selecting landscaping materials for new developments, rather than introducing non-native or invasive plant or tree species.

Honey Brook Township Zoning



C



Brandywine Conservancy
Environmental Management Center
 P.O. Box 141 Chadds Ford, Pennsylvania 19317 (610) 388-2700

DATA SOURCE: Base data from Chester County GIS data distribution, 2011.
 Zoning created by Brandywine Conservancy, and adopted by Honey Brook Township, 2007.

Date Plotted: September 16, 2011

Legend	
	Township boundary
	Major roads
	Roads
	Tax parcels
	Bodies of water
	Streams
	Zoning
	RC - Resource Conservation
	A - Agricultural
	C - Commercial
	I - Industrial
	FR - Farm Residential
	R - Residential
	MR - Mixed Residential

**Appendix J:
Chronology of Preserved Lands (1993-
2011)**

**Preserved Lands: Five-Year Actual
Acres and Costs (2007-2011)**



Honey Brook Township: Lands Preserved through Easement Purchase by Chester County or the Brandywine Conservancy, or by Donation to the Brandywine Conservancy (DRAFT, 5/24/11)

does not include Struble Lake lands, Homeowner Association properties, or Natural Lands Trust purchased or donated easements; Sources: <http://www.chesco.org/openspace/lib/openspace/pdfs/PPPWebChart.pdf> and <http://www.chesco.org/openspace/lib/openspace/pdfs/AgChart.pdf>

<u>Tax parcel(s)</u>	<u>Acres Preserved</u>	<u>Easement Type</u>	<u>Township Funding</u>	<u>County Funding</u>	<u>State Funding</u>	<u>Brandywine Conservancy Funding</u>	<u>Total Purchase Price</u>
THROUGH 12/31/05							
22-10-2; 7-14-(1993)	126.528	County Ag Easement	\$0.00	\$234,976.00	\$207,873.00	\$0.00	\$442,849.00
22-6-6.8; 4-18-(1994)	37.544	County Ag Easement	\$0.00	\$26,656.00	\$97,325.00	\$0.00	\$123,981.00
22-8-7; 5-13-(1997)	96.266	County Ag Easement	\$0.00	\$0.00	\$396,323.00	\$0.00	\$396,323.00
22-5-13; 22-5-24; 22-5-4; 22-5-5; 4-25-(2003)	124.453	County Ag Easement	\$0.00	\$952,453.00	\$0.00	\$0.00	\$952,453.00
22-5-2; 12-20-(2005)	17.900	Donated Easement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
22-6-21.1; 22-6-4.2; 12-16-(2005)	79.650	County Ag Easement	\$0.00	\$802,872.00	\$0.00	\$0.00	\$802,872.00
BETWEEN 1/1/06 AND PRESENT (Open Space Referendum passed by voters 11/05)							
22-7-83; 10-22-(2007)	70.156	County Ag Easement / Challenge Grant	\$359,549.50	\$359,549.50	\$0.00	\$0.00	\$719,099.00

<u>Tax parcel(s)</u>	<u>Acres Preserved</u>	<u>Easement Type</u>	<u>Township Funding</u>	<u>County Funding</u>	<u>State Funding</u>	<u>Brandywine Conservancy Funding</u>	<u>Total Purchase Price</u>
22-2-113; 7-31-(2007)	94.429	Donated Easement	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
22-8-100; 11-7-(2007)	57.7	BC Easement / Preservation Partnership		\$89,349.75	\$0.00	\$153,139.25	\$242,489.00
22-6-5; 12-10-(2007)	27.000	County Ag Easement	\$0.00	\$283,071.00	\$0.00	\$0.00	\$283,071.00
22-4-15; 12-17-(2009)	67.816	BC Easement / Preservation Partnership	\$180,842.13	\$197,532.27	\$0.00	\$157,684.27	\$536,058.67
22-5-25; 9-23-(2010)	39.679	County Ag Easement	\$0.00	\$453,173.86	\$0.00	\$0.00	\$453,173.86
22-7-29; 12-7-(2009)	136.409	County Ag Easement / Challenge Grant	\$724,331.79	\$724,331.79	\$0.00	\$0.00	\$1,448,663.58
22-7-84; 22-7-85; 7-9-(2009)	75.381	County Ag Easement / Challenge Grant	\$368,059.75	\$368,059.75	\$0.00	\$0.00	\$736,119.50
22-7-85.1A; 9-20-(2010)	87.582	County Ag Easement / Challenge Grant	\$389,739.90	\$389,739.90	\$0.00	\$0.00	\$779,479.80
22-7-95.1; 5-6-(2010)	64.477	County Ag Easement / Challenge Grant	\$322,385.00	\$322,385.00	\$0.00	\$0.00	\$644,770.00
22-6-7; 1-31-(2011)	35.969	County Ag Easement	\$0.00	\$266,170.60	\$0.00	\$0.00	\$266,170.60
22-9-21.3; 22-9-27 (2010)	96.889	County Ag Easement / Challenge Grant	\$371,715.48	\$371,715.48	\$0.00	\$0.00	\$743,430.96

<u>Tax parcel(s)</u>	<u>Acres Preserved</u>	<u>Easement Type</u>	<u>Township Funding</u>	<u>County Funding</u>	<u>State Funding</u>	<u>Brandywine Conservancy Funding</u>	<u>Total Purchase Price</u>
22-7-60.2 (2011)	56.685	County Ag Easement / Challenge Grant	\$188,629.00	\$188,629.00	\$0.00	\$0.00	\$377,258.00
22-7-61 (2011)	57.775	County Ag Easement / Challenge Grant	\$192,314.50	\$192,314.50	\$0.00	\$0.00	\$384,629.00
22-7-60 (2011)	65.711	County Ag Easement / Challenge Grant	\$210,304.50	\$210,304.50	\$0.00	\$0.00	\$420,609.00
22-3-46 (2011)	135.000	County Ag Easement / Challenge Grant	\$505,808.55	\$505,808.55	\$0.00	\$0.00	\$1,011,617.10
22-4-35; 22-4-36; 22-4-41; 22-4-57 (2011)	49.184	County Ag Easement / Challenge Grant	\$143,549.56	\$143,549.56	\$0.00	\$0.00	\$287,099.12
22-6-55; 22-6-56 (2011)	65.000	County Ag Easement / Challenge Grant	\$224,799.85	\$224,799.85	\$0.00	\$0.00	\$449,599.70
TOTALS	1765.183		\$4,182,029.51	\$7,307,441.86	\$701,521.00	\$310,823.52	\$12,501,815.89

**Farmland Preservation in Acres and Costs for Honey Brook Township
Five Year Actual**

Year 1 (2007)

249.3 acres \$359,549.50

Year 2 (2008)

0 acres \$0

Year 3 (2009)

279.6 acres \$1,273,233.67

Year 4 (2010)

188.028 acres \$712,125.00

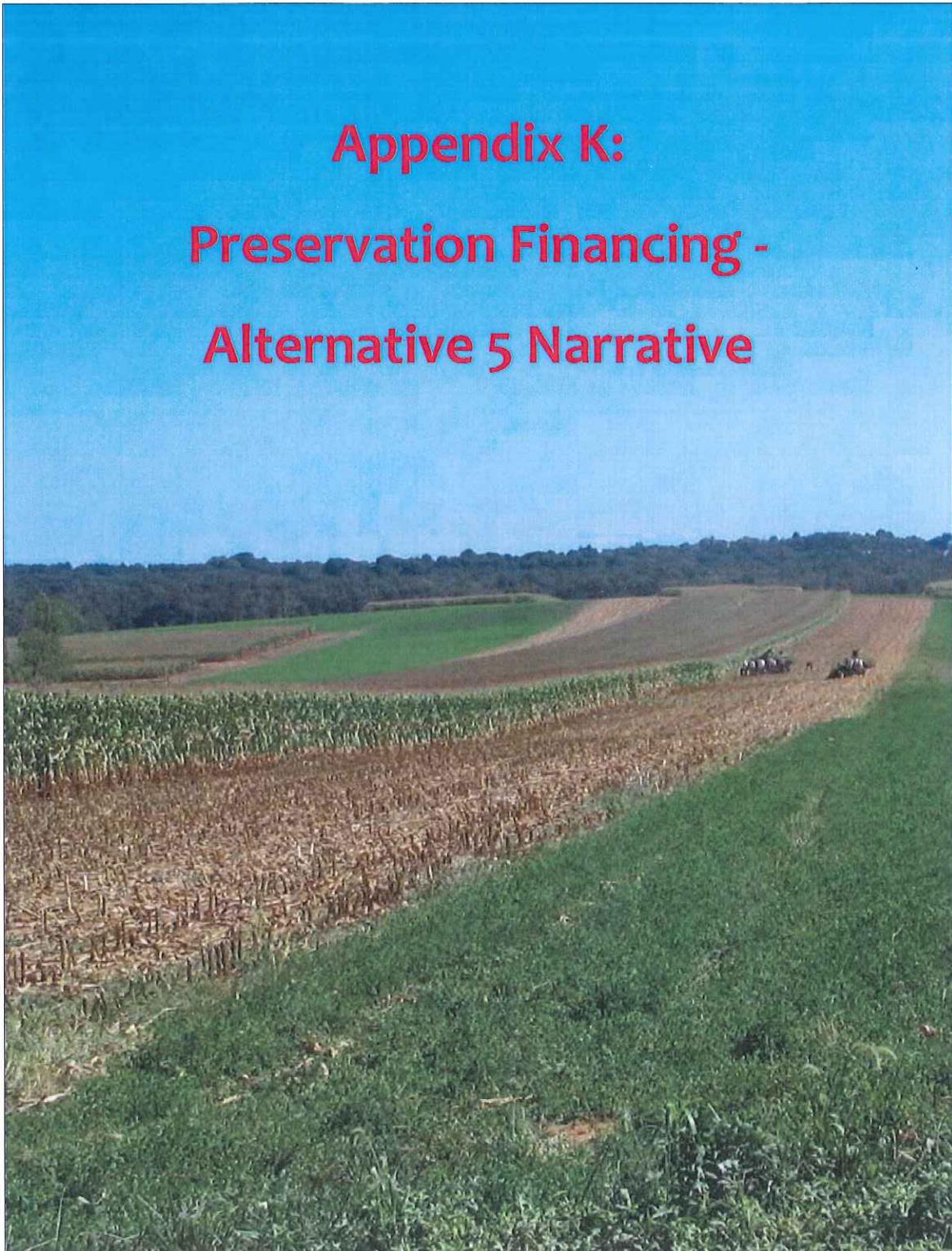
Year 5 (2011)

526.244 acres \$1,837,121.44

Total Acres: 1,243.172

Five Year Total Expenditure **\$4,182,029.61**

Appendix K:
Preservation Financing -
Alternative 5 Narrative



Preservation Financing Alternative 5
Large General Obligation Municipal Bond
(example)

Utilizing a conservative figure of \$9,000 per acre in estimated easement costs (actual per acre costs in 2011 have been closer to \$7,000 per acre), \$9 million would be needed to preserve the 1,000 acres of farmland pending Chester County Challenge Grant consideration. Based on interest rates available at the time of this publication, and the dedicated open space revenues of \$600,000 each year, Honey Brook Township is able to borrow at least \$7.7 million dollars. This amount could be borrowed in smaller pieces in order to insure that the Township spends 85% within 3 years.

Table 1 in Chapter 3 presents this Plan's estimated five-year land preservation budget based on current revenues and expenses. Honey Brook is committed to \$2.3 million at settlement for payments it has promised through 2016, and could set this amount aside from the \$7.7 million dollars borrowed. \$5.4 million would then be available to use by Honey Brook for preserving additional priority lands. Based on a \$9,000 per acre estimate, and by leveraging Honey Brook's funds through Chester County's Challenge Grant program where one-half of the easement costs are paid by the County, the Township's \$5.4 million could effectively preserve another 1,200 acres of priority lands. And, by the end of 2016, a land preservation program budget surplus of \$1.6 million is estimated, (see Table 1), which could also be used for securing additional land preservation opportunities.

With regard to the current \$1.5 million bank loan, the large general obligation bond could also be beneficial. For example:

- Use cash from the \$7.7 million bond to make the debt service payments as scheduled;
- Refinance the bank loan, using a piece of the bond issue, without extending the term of the loan. This would lower the current interest rate of 4.0% to about 2.5%. That portion of the loan would end in 2016; or
- Payoff the bank and refinance the loan over a more affordable 20-year term, thereby lowering the annual payments.