

Honey Brook Land Preservation Committee Minutes Tuesday March 18, 2014 6:30 PM

The March 18, 2014 meeting of the Honey Brook Land Preservation Committee was called to order at 6:30PM. Attendees: Chip Jones (Chair), Shane Hadden (Vice Chair), Mike Zook, Susan Lacy, John Stoltzfus. Additional attendees: John McHugh (HBT Supervisor), John Goodall (Brandywine Conservancy), Jeff Shellington (Chester County Agricultural Preservation Program) and David McElhenny.

1. Re-Organization – Shane Hadden agreed to serve as Vice Chairperson / Vice Secretary for 2014. Mike Zook (Alt) agreed to serve as a full member. David McElhenny expressed interest to serve as an alternate member.
2. Review and approve January 21, 2014 Meeting Minutes
Motion to Approve: Lacy
Second: Hadden
All in favor
3. John Goodall (Brandywine Conservancy) introduced Geoff Shellington (Chester County Agricultural Land Preservation Program) who overviewed a new open space bonus initiative for Honey Brook Township that would allow the Township to decrease its current contribution percentage by 5% (from 50% to 45%). The new formula is available if:
 - A. The Township enters into a funding agreement with Chester County. The funding agreement is essentially a contract that spells out everyone's funding responsibilities with corresponding timelines and that:
 - B. The Township pays its share directly to Chester County instead of respective landowners. Chester County would make the disbursement on behalf of HBT and that:
 - C. The easement would be processed through the Commonwealth of Pennsylvania Agricultural Conservation Easement Program (Historically HBT funds have been used as a match in the Chester County Challenge Grant Program for Farmland Preservation).

This procedural change will allow the County to include the additional HBT funds when participating in the State Farmland Preservation Program and therefore leverage more state funding for the Chester County Farmland Preservation Program. Funding rules will stay the same.

Mr. Shellington asked that the LPC allow this to be applied to 3 farms that HBT previously had approved funding for through the Chester County Challenge Grant Program for Farmland Preservation. These farms are:

- A. TP 22-9-19.1 Current HBT funding commitment \$137,500 (5 payments of \$27,500). This would change to HBT funding by 5% to \$130,625-**a reduction of \$6,875** (5 payments of \$26,125)
- B. TP 22-4-46, 22-4-48 Current HBT funding commitment \$164,250 (5 payments of \$32,850). This would change to HBT funding by 5% to \$156,037.5- **a reduction of \$8,212.5** (5 payments of \$31,207.5)
- C. TP 22-4-66.22 Current HBT funding commitment \$232,500. This would change to HBT funding by 5% to \$220,875-**a reduction of \$11,625.**

Motion: Stoltzfus; To recommend for the approval by the BOS of moving the 3 farms listed above (with the contingency that HBT can continue with the 5 year payouts) from the Chester County Challenge Grant Program for Farmland Preservation to the Commonwealth of Pennsylvania Agricultural Conservation Easement Program for parcels and thereby saving HBT 5%.

Second: Zook
All in favor

4. As part of the discussion regarding leveraging HBT preservation funds John Goodall informed the Committee that the Brandywine Conservancy has and will continue to pursue sources of funds to help offset HBT costs (in some cases the Township is contributing only 22.5%) The Conservancy continues to find other preservation partners and is currently working with: The William Penn Foundation, National Fish & Wildlife Foundation, City of Wilmington, The Open Space Institute and other charitable entities to decrease Honey Brook's costs.
5. Reviewed LP Financial Working Draft dated March 13, 2014.
 - A. Y-E Net Projection: \$191,289 as of 2/28/14
 - B. LP Bank Fund Y-E Net Projection: \$525,965 as of 2/28/14
6. Reviewed three (3) new LP applications:
 - A. Parcel Numbers 22-8-11, 22-5-38 and 22-5-37 totaling 113.6 acres. Township cost ~\$115,020 or 22.5% with 22.5% funding from Brandywine Conservancy, 55% from Chester County and 10% owner gift.
 - B. Parcel Number 22-8-17 37 totaling 97 acres. Township cost ~\$121,250 or 25% with 25% funding from Brandywine Conservancy and 50% from Chester County.
 - C. Parcel Number 22-7-46.1 totaling 35 acres. Township cost ~\$35,438 or 22.5% with 22.5% funding from Brandywine Conservancy, 55% from Chester County and 10% owner gift.

Motion to recommend approval by the BOS for parcels A, B and C: Hadden
Second: Lacy
All in favor

7. Reviewed Chester County letter dated 2/27/14, CCALPB purchase approval of 73+/- acre easement with actual purchase price of \$4,500/acre. This is in lieu of the \$5,000/acre amount budgeted by the LPC resulting in a \$18,250 savings over five years for the Township.
8. Signage Update – At the January meeting, the LPC discussed placement of LP signs at the township boundaries on routes 10 and 322. At this meeting, John McHugh reviewed recent and ongoing discussions by the BOS regarding signage and costs for placement by the Township. The LPC will monitor developments resulting from BOS discussions with anticipation of recognizing land preservation progress on the signs if approved.
9. The LPC agreed to change future meetings as follows:
 - Tuesday May 13, 2014 starting at 7:00PM (changed due to conflict with Election Day)
 - Tuesday July 15, 2014 starting at 7:00PM
 - Tuesday September 16, 2014 starting at 7:00PM
 - Tuesday November 18, 2014 starting at 7:00PM
 - Tuesday January 20, 2015 starting at 9:00AM
10. Next meeting – May 13 (2nd Tuesday) starting at 7:00PM. (changed from 3rd Tuesday due to Election)

Respectfully submitted: Chip Jones – Chair / Secretary