

## **Honey Brook Land Preservation Committee Approved Minutes Tuesday January 15, 2018 8:00 AM**

Attendees: S Hadden (Chair), C Jones (Vice Chair), S Lacy (Member), M Zook (Member), J Stoltzfus (Member), D McElhenny (Alt Member).

Additional Attendees: S Landes (HBT Manager), J Goodall (Brandywine Conservancy)

1. Reviewed and approved November 20, 2018 Meeting Minutes – DRAFT

Motion to Approve: J Stoltzfus

Second: C Jones

In favor: All

2. Re-organization

- A. Vote on Chairman / Secretary

Nomination: C Jones

Motion to Approve: S Lacy

Second: S Hadden

In favor: All (C Jones abstained)

- B. Vote on Vice Chairman / Secretary

Nomination: S Hadden

Motion to Approve: J Stoltzfus

Second: S Lacy

In favor: All

- C. Appointed C Jones to continue as Financial Secretary

3. Committee Annual Report contents and format – report to be presented to BOS during March meeting:

☒ Use data from latest report

☒ John Goodall to review map updates

4. New business:

J Stoltzfus agreed to continue for another term.

5. Upcoming LPC meeting /event schedule:

Tuesday March 19, 2019 at 7:00PM

Tuesday May 28, 2019 at 7:00PM ←\*one week later than normal due to election\*

Tuesday July 16, 2019 at 7:00PM

Tuesday September 17, 2019 at 7:00PM

Tuesday November 19, 2019 at 7:00PM

Tuesday January 21, 2020 at 8:00AM, annual farmer's breakfast at 9:00AM

6. Adjournment:

Motion: S Lacy

Second: C Jones

In favor: All

## **Honey Brook Land Preservation Committee Approved Minutes Tuesday March 19, 2019 7:00 PM**

Attendees: Chip Jones - Chair, Shane Hadden - Vice Chair, Susan Lacy - Member, Mike Zook - Member

Additional Attendees: Tracy Olsen - Supervisor, John. McHugh - Supervisor, Travis Stacey - Supervisor,

1. Review and approve January 15, 2019 Meeting Minutes

Motion to Approve: S. Hadden

Second: S. Lacy

In favor: All

2. Annual Report to the BOS: (pages 2-5 below)
3. LPC Financial: C. Jones reviewed the 2018 year end LPC Working Draft. The 2018 year end EIT + LP Fund balance was \$1,767,010. Going forward, specific land acquisitions will be tracked annually and updated in the fourth quarter report. The year-end report is typically reviewed by the LPC at the following year March meeting.
4. Old business: None
5. New Business: None
6. Upcoming LPC meeting/event schedule:

Tuesday May 28, 2019 meeting 7:00PM ←\*one week later than normal due to election\*

Tuesday July 16, 2019 meeting 7:00PM

Tuesday September 17, 2019 meeting 7:00PM

Tuesday November 19, 2019 meeting 7:00PM

Tuesday January 21, 2020 meeting 8:00AM, annual farmer's breakfast 9:00AM

7. Adjournment

Motion: S. Hadden

Second: S. Lacy

In favor: All

Attachment (Pages 2-5): Annual Report to the BOS (3/19/2019)

Respectfully Submitted: C. Jones

## **2019 HONEY BROOK TOWNSHIP LAND PRESERVATION COMMITTEE**

### **ANNUAL REPORT TO THE BOARD OF SUPERVISORS**

**March 19, 2019**

Thanks to the BOS for adopting the 2018 Land Preservation Plan that outlines what the Land Preservation Committee intends to accomplish over the next five years in support of the BOS. The LP plan provides some historical basis and is a guide on how the goals set forth in the plan will be accomplished.

The BOS Mission and Vision statements established a philosophy of providing open space and a rural character for the Township. This charter was renewed and adopted in the 2015 Multi-Municipal Comprehensive Plan.

BOS Mission: “....maintain a community that supports a tranquil and rural way of life.”

BOS Vision: “....the Township shall remain a predominantly agricultural community....”

The 2018 LPC Land Preservation Plan embodies the Mission and Vision of the BOS. It also is undergirded by a 2015 Community Values Survey that reflected the residents’ desire of maintaining the rural character of the Township and preserving farmland and natural resources.

Not only does the Plan provide for the preservation of open space that reduces the impact of conversion of farmland to development, but it also supports continuation of programs that have additional benefits that have little or no cost to the Township such as:

- Improvement of water quality through Best Management Practices (cost and implementation mainly provided by others).
- Management of storm water, runoff and related water quality. This should have a positive impact for years to come as the federal government continues to tighten river discharge emission controls.
- Maintain a lower tax base by avoiding tax impact for increased government services and schools resulting from non-agricultural residential and commercial development.

- Generation of significant and synergistic economic activity in support of a concentration of agricultural activities in the Township and region.
- Support by a farming community that tends to pass farms from generation to generation.
- Reduction of street traffic and vehicle congestion.
- Partnership with outside agencies that share in the cost of easement purchases, namely:
  - City of Wilmington
  - Chester County
  - Brandywine Conservancy
  - William Penn Foundation
  - Open Space Institute
  - State of PA
  - Others

While Township tax revenues are the core support for the LP program, underwriting by our Township residents has attracted significant funds from the aforementioned external sources that have leveraged HB expenditures. Currently, ~25% of EIT tax revenue is used for acquisition expenses thus allowing the excess funds to be saved for future purchases.

The Honey Brook LP Program continues to be a successful model within Chester County and the State and many municipalities and agencies seek to replicate our efforts in their respective communities. The HB model provides a synergistic relationship that amplifies the common land preservation effort of all partners involved.

### **Statistics**

- HB Township consists of 16,116 total acres of which 12,656 acres or 79% is prime agricultural soils and natural resources.
- 5,167 acres or 32.0% of the total acreage of the Township has been preserved through state and municipal ownership or through agricultural and open space easements. This compares to 28% for Chester County (Chesco letter 3/14/19).

- 7,489 acres or 46% of HB Township total priority land qualifies for future preservation. This is 59% of the total prime agricultural soil and natural resource land.
- From 1993 to 2017 \$23M from all revenue sources has been spent for land acquisition and preservation in HB Township.

<u>PROGRESS</u>	-	<u>Acres</u>	-	<u>% of Twp Total</u>	-	<u>% of P &amp; LR</u>
<b>Total Twp Acreage</b>		16116		100%		
<b>Total Protected and Land Remaining</b>		12656		79%		100%
<b>Protected Land – Past Acquisition</b>		5167		32%		41%
<b>Priority Land - Future Acquisition</b>		7489		46%		59%

Using the same scenario for land acquisition that was developed in previous years, all remaining priority lands could potentially be preserved in 12 years. Of course, not all land owners are willing to participate in the land preservation program and a probability adjustment would reduce the gross estimate, but the following gives a finite end time projection for the LP endeavor.

Here is a projected cost of acquisition of all remaining priority land in the Township using assumptions noted:

- Acres of all qualified priority land remaining 7,489
- Total cost of acquisition at \$5,500 per acre (current average) \$41,000,000
- HB Township projected share of leveraged funds (current average) 25%
- Cost to HB Township for total land acquisition \$10,250,000
- EIT average annual revenue from 1/2 % tax (3 years) \$863,000
- Projected years until total acquisition 12

#### **Recommended Action to Support the 2018 LP Plan:**

- Continue to use agricultural zoning to complement the LP Program.
- Continue to allow land owners the ability to convey TDR's as another option for achieving LP goals.

- Consider buying TDR's from landowners who have partially severed and sold other TDR's in order to preserve farms. (see LP Plan for details).
- Request that the Chester County Agricultural Land Preservation Board revise its TDR policy (see LP Plan for details).
- Continue to partner with City of Wilmington. Chester County, Brandywine Conservancy and other land trust organizations who support land preservation activities in HB Township.
- Leverage current low \$5,500 average appraised land value for continuing purchases. (10 to 15 years ago the average land value range was \$7,000 to \$10,000.)
- Utilize a portion of available funds for land acquisition i.e. parks, trail corridors etc.
- Continue to encourage land owners of unprotected priority lands to participate in the LP program.

## **Honey Brook Land Preservation Committee Minutes - Approved Tuesday July 16, 2019 7:00 PM**

Attendees: Chip Jones - Chair, Shane Hadden - Vice Chair, Mike Zook - Member, John Stoltzfus - Member

Additional Attendees: John Goodall – Brandywine Conservancy, Jack Stefferud - Natural Lands

1. Review and approve March 19, 2019 Meeting Minutes

Motion to Approve: S. Hadden

Second: M. Zook

In favor: All

2. LPC Financial: As of May 31, 2019, the HBT Treasurer's Report listed total LP restricted funds in the amount of \$2,127,884. Total committed payments to date = \$687,484.

This spring, the HBT Treasurer audited HB books and found that HBT is in great financial shape.

3. Old business: LPC regular meeting scheduled for May 28, 2019 was cancelled due to weather.

Trail / Parks and Recreation update tabled until September 17<sup>th</sup> meeting.

4. New Business: Jack Stefferud offered an overview of a ~26 acre wooded parcel Tax ID's: 22-10-14.1, -14.2, -27, -27.1, -29, -30, -32. Owner requests HBT participation with the appraisal fee and proposals a 25% donation at settlement. Balance of funding would consist of 50% HBT and 25% Chesco.

John Goodall reviewed four new agricultural easement purchase projects totaling ~261 acres. Owners intend formal application submission soon. Total HBT commitment over 5 years: best case ~\$381,500 or 23% of the total cost, worst case ~\$754,500 or 45%.

5. Upcoming LPC meeting/event schedule:

Tuesday September 17, 2019 meeting 7:00PM (Chip will be on vacation. Shane will chair the meeting.)

Tuesday November 19, 2019 meeting 7:00PM

Tuesday January 21, 2020 meeting 8:00AM, annual farmer's breakfast 9:00AM

6. Adjournment

Motion: S. Hadden

Second: M. Zook

In favor: All

Respectfully submitted: C. Jones



## **Honey Brook Land Preservation Committee Meeting Approved Minutes Tuesday December 10, 2019 1:00 PM**

Attendees: Chip Jones - Chair, Shane Hadden - Vice Chair, Mike Zook, John Stoltzfus, Susan Lacy

Additional Attendees: Geoff Shellington - CHESCO, Steve Landes – HBT Manager

1. LPC Financial: As of 9/30/19, the estimated 2019 year end LP Fund balance is ~ \$2,880,847.
2. Old business:
  - Review and approve July 16, 2019 LP meeting minutes.
    - Motion: S. Hadden
    - Second: J. Stoltzfus
    - In Favor: All
  - Review November 19, 2019 meeting minutes (no quorum)
3. New Business:
  - Review BOS approved expenditure to fund the James A Umble Memorial Park Master Plan matching grant of \$400,000 underwritten by the LP Fund.
  - Review Keifer application. Committee needs additional information including appraisal and current approved subdivision plan. LPC will review at the March meeting.
  - Geoff Shellington reviewed new easement applications received in 2019. Based on this review and associated cost, **the LPC recommends that the BOS approve purchase of easement rights for the seven projects identified on the attached spreadsheet dated 12/10/19.**
    - Motion: S. Hadden
    - Second: S. Lacy
    - In Favor: All
  - LPC Reorganization Meeting -- Tuesday January 21, 2020 at 8:00 AM.
  - Annual Farmer's breakfast January 21, 2020 at 9:00 AM – Newly completed HBT Best Practices Survey will be presented by Brandywine Conservancy (John Goodall, +).
- 6 Upcoming LPC Meetings
  - Tuesday January 21, 2020 reorganization, 8:00 AM
  - Tuesday March 17, 7:00 PM
  - Tuesday May 19, 7:00 PM
  - Tuesday July 21, 7:00 PM

- Tuesday September 15, 7:00 PM
- Tuesday November 17, 7:00 PM

7 Adjournment

- Motion: M. Zook
- Second: S. Hadden
- In Favor: All

Respectfully Submitted: C. Jones - Chair