

Honey Brook Land Preservation Committee Crr t q x g f 'Minutes Tuesday January 21, 2014 8:00 AM

The January 21, 2014 meeting of the Honey Brook Land Preservation Committee was called to order at 8:15AM. Attendees: Chip Jones (co-chair), Mike Zook, Susan Lacy, John Stoltzfus and John Goodall (Brandywine Conservancy).

1. Re-Organization

Vote on Chairman / Secretary for the Committee

Nominated: Chip Jones

Motion to Approve: Stoltzfus

Second: Zook

In favor: All

Vote on Vice Chairman / Secretary for the Committee

Nominated: Shane Hadden (pending his acceptance)

Motion to Approve: Zook

Second: Stoltzfus

In favor: All

2. Review and approve November 19, 2013 Meeting Minutes - DRAFT

Motion to Approve: Lacy

Second: Zook

In favor: All

3. Review LP Financial Working Draft dated January 19, 2014. Goodall recommended that EIT balance be added to the EIT Account Net projection. The LPC Financial working draft will be modified to show the EIT residual amount balance.

4. Mike Zook (Alt) expressed interest in becoming a member in the event of any openings on the LPC.

5. Signage Update – Zook reported that there is not much support from farm owners for sign placement on respective protected properties. Jones made the recommendation for the LPC to study placement of appropriate signage near the township boundaries on routes 10 and 322. The LPC will study this idea with the possibility of a recommendation to the Supervisors to fund the project.

6. Future LPC meeting schedule:

Tuesday March 18, 2014 starting at 6:30PM

Tuesday May 20, 2014 starting at 6:30PM

Tuesday July 15, 2014 starting at 6:30PM

Tuesday September 16, 2014 starting at 6:30PM

Tuesday November 18, 2014 starting at 6:30PM

Tuesday January 20, 2015 starting at 6:30PM

Respectfully submitted: Chip Jones – Chair / Secretary

Honey Brook Land Preservation Committee Cr r t q x g f '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

Honey Brook Land Preservation Committee Cr r t q x g f 'Meeting Minutes Tuesday May 13, 2014 7:00 PM

The May 13, 2014 meeting of the Honey Brook Land Preservation Committee was called to order at 7:00PM. Attendees: Chip Jones (Chair), Shane Hadden (Vice Chair), John Stoltzfus (Member). Additional Attendees: John Goodall (Brandywine Conservancy), Geoff Shellington (Chester County Agricultural Preservation Program), David McElhenny

1. Reviewed and approved March 18, 2014 Meeting Minutes - DRAFT
Motion to Approve: Jones
Second: Hadden
All in favor
2. Reviewed LP Financial Working Draft dated May 7, 2014 and noted the following balance projections:

EIT 2014 Y-E Net Projection: \$227,851

LP Band Fund: Y-E Net Projection: \$321,263
3. One new LP application was reviewed consisting of a 45.4+/- acre farm located at Todd & Twin County Roads; TP: 22-4-3.1. The farm qualifies for preservation under the Headwaters Program with a projected preservation cost of \$225,000 to be split with 50% from the Brandywine Conservancy, 25% from Chester County and 25% from HB Township. The LP Committee voted as follows:

Motion to recommend approval by the BOS to contribute ~\$11,250 per year over five years totaling ~\$56,250 starting in 2014: Stoltzfus
Second: Hadden
All in favor
4. By consensus, the LPC recommends that the BOS appoint David McElhenny as an alternate member on the LPC serving for one year starting July 15.
5. Next Meeting – July 15 (3rd Tuesday) starting at 7:00PM

Honey Brook Land Preservation Committee Crr t qxgf 'Meeting Minutes Tuesday Sep 16, 2014 7:00 PM

The Sep 16, 2014 meeting of the Honey Brook Land Preservation Committee was called to order at 7:00PM. Attendees: Chip Jones (Chair), Shane Hadden (Vice Chair), Mike Zook (Member), Sue Lacy (Member). Additional Attendees: John Goodall (Brandywine Conservancy), Geoff Shellington (County of Chester Open Space Preservation), John McHugh (BOS).

1. Reviewed and approved May 13, 2014 Meeting Minutes – Draft and noted cancellation of the July 15, 2014 meeting.

Motion to Approve: Hadden
Second: Lacy
All in favor

2. Reviewed LP Financial Working Draft dated Sep 16, 2014 and noted the following balance projections:

EIT 2014 Y-E Net Projection: \$307,008
LP Band Fund Net Projection: \$381,696

3. Eight (8) new LP applications were discussed totaling 597+/- acres with a projected total cost to HBT of approx. \$677,000 over five years starting in 2015. Overview and background was presented by Geoff Shellington – Chester County and John Goodall – Brandywine Conservancy. Chester County is requesting an expedited review and approval by HBT of its portion of the funding so 2015 budgeting and coordination with participating partners can be finalized. Five (5) applications fall under the State / County Easement funding initiative that requires 22.5% HBT participation funding and three (3) applications are funded by the Brandywine Headwaters program that requires 25% participation funding from HBT. The LPC will make a recommendation to the BOS after a review of available funding projections is completed. An additional meeting by the LPC may be necessary to expedite the process and make its recommendation to the BOS. This 2015 initiative replaces the Chester County Challenge Grant Program that required 50% HBT participation in previous years.
4. Reviewed the outcome of a June 16, 2014 township tour with Bill Rawlyk – Field Coordinator Open Space Institute, Pittsfield, NJ and Dave Shields – Associate Director Brandywine Conservancy and others.
5. Next regular meeting – November 18 (3rd Tuesday) starting at 7:00PM

Respectively Submitted,

Chip Jones
Chair

Honey Brook Land Preservation Committee Crr t qxgf 'Meeting Minutes

Thursday Oct 2, 2014 7:00 PM

A special meeting of the Honey Brook Land Preservation Committee was called to order on October 2, 2014 at 7:00PM.

Attendees: Chip Jones (Chair), Shane Hadden (Vice Chair), John Stoltzfus (Member), Mike Zook (Member).
Additional Attendees: John Goodall (Brandywine Conservancy), Geoff Shellington (Chester County Agricultural Preservation Program)

1. The LPC reviewed LPC Financial Working Draft dated Sep 30, 2014 and summary spread sheet (provided by CHESCO) entitled List of Pending Agricultural Easement Purchase Projects in HBT that includes eight (8) new LP applications totaling 597+/- acres with a projected total cost to HBT of approx. \$677,269 over five years or \$135,454 per year starting in 2015. Five (5) applications fall under the State / County Easement funding initiative that requires 22.5% HBT participation funding and three (3) applications are funded by the Brandywine Headwaters program that requires 25% participation funding from HBT.
2. The LPC concluded that HBT has adequate resources and EIT revenue to participate in funding over five years as described above.
3. The LPC voted to recommend that the BOS approve funding for the eight LP applications as described in Para 1 above.

Motion: Zook

Second: Stoltzfus

In favor (quorum): Jones, Zook, Stoltzfus

Abstention: Hadden

Absent: Lacy (previously verbally indicated positive support of the proposal)

4. Motion to Adjourn: Jones
Second: Hadden
All in favor

Next meeting – November 18 (3rd Tuesday) starting at 7:00PM.

Respectively Submitted,

Chip Jones
Chair

Honey Brook Land Preservation Committee Cr r t q x g f 'Meeting Minutes Tuesday Nov 18, 2014

The Nov 18, 2014 meeting of the Honey Brook Land Preservation Committee was called to order at 7:00PM.

Attendees: Chip Jones (Chair), John Stoltzfus (Member), Mike Zook (Member). Additional Attendee: John Goodall (Brandywine Conservancy)

1. Reviewed and approved October 2, 2014 Special Meeting Minutes - Draft
Motion to Approve: Zook
Second: Stoltzfus
In favor: All
2. Reviewed and approved September 16, 2014 Regular Meeting Minutes - Draft
Motion to Approve: Jones
Second: Zook
In favor: All
3. The BOS approved (8) new LP applications totaling 597+/- acres with a projected total cost to HBT of approx. \$677,000 at their October 8, 2014 meeting. LPC is awaiting specifics for each property and will list each individually on the LP Financial when received. The November 18, 2014 LP Financial working draft lists all as one lot.
4. Reviewed LP Financial Working Draft dated November 18, 2014 that includes current balances:

EIT Account: \$334,122.66 as of October 31, 2014
LP Bank Fund: \$906,539.45 as of October 31, 2014
Bank Loan Pay-off: \$687,520.38 as of October 17, 2014
5. Annual Farmers Breakfast January 20 starting at 9:00AM. John Goodall will line up speakers. HBT to organize the breakfast.
6. Next LPC meeting – January 20 starting at 8:00AM (LPC Reorganization to elect chair and vice-chair for 2015).

Respectively submitted,

Chip Jones
Chair