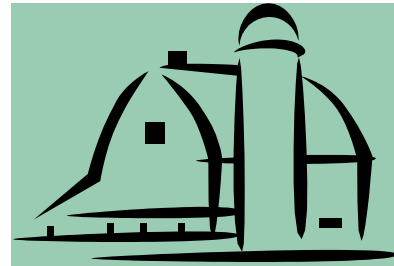


Greene County Farmland Preservation
22 West High Street, Suite 204
Waynesburg, PA 15370
724-852-5278



Greene County Farmland Preservation
Board Meeting Agenda
December 6, 2018 at 2:00 PM
GCCD Conference Room
22 West High Street, Suite 204
Waynesburg, PA

CALL TO ORDER AND INTRODUCTION OF GUESTS

The meeting was called to order by William Cree III at 2:11 pm at the Greene County Conservation District Conference room.

Greene County Farmland Preservation Board (GCFLP) Members

Members Present— William Cree III, Chairman; David Shipman, Vice-Chairman; Richard Thistlethwaite, Treasurer; Richard Belding, Director; Jim Willis, Director; Corbly Orndoff; Director; Chris Eisiminger, Director; Archie Trader, Greene County Commissioner

Staff and Guests

Lisa Snider, District Manager, GCCD; Ben Schweiger, Conservation Technician, GCCD; Sara Hlatky, Conservation Technician, GCCD; David Whitacre, Conservation Technician, GCCD; William Milesky

PUBLIC COMMENTS

There were no public comments.

APPROVAL OF MINUTES

A motion was made by David Shipman to approve the minutes of the October 17, 2018 meeting. Richard Belding seconded. (Motion Passed)

TREASURER'S REPORT

Mr. Thistlethwaite read the Treasurer's report as follows:

FLP Board Fundraising Account - \$21,237.13

1. Easement Funds – \$409,189.50
 - a. Dept. of Agriculture – \$371,721.40
 - b. County of Greene – \$37,468.10
2. Funds requiring year end encumbrment by 12/31/18 - \$217,052.40

A motion was made by Corbly Orndoff to accept the treasurer's report as read. Jim Willis seconded. (Motion Passed)

CORRESPONDENCE

There was no correspondence

OLD BUSINESS

There was no old business.

NEW BUSINESS

2019 GCFLP Applications

Ms. Snider discussed how the three 2019 GCFLP applicant LESA scores ranked among one another. The farms ranked as followed; Dominick and Kimberly Barbetta #1, Donald Bruckner #2, and William Milesky #3.

William Milesky #3 (116 ac.)- LESA Score: 23.33

Mr. Schweiger discussed the LESA score was obtained based on soil classifications and the encumberment can be moved forward.

Donald Bruckner #2 (212.76 ac.)- LESA Score: 32.75

Mr. Schweiger explained how the title was not able to come through clean thus, unable to move forward with the encumberment.

Dominick and Kimberly Barbetta #1 (979.175 ac.)- LESA Score: 50.97

Mr. Schweiger explained the title was not able to come through clean thus, unable to move forward with the encumberment.

Jim Willis

Ms. Snider discussed how the Willis farm did not qualify because fifty-percent of the parcel has to be in agricultural use; his does not.

A motion was made by Rick Thistlethwaite to accept the ranking order. Richard Belding seconded. (Motion Passed)

Encumbering William Milesky's Farm

Ms. Snider discussed the list of items necessary to encumber the Milesky farm. The maps (tax, soils, topographic), soils section c, soils classifications, land owner application, and status table farm ranking worksheet are completed. The appraisal is in order. The soils section c, narrative summary section, title commitment with exceptions and agreement of sale with exhibits A-E are pending.

Title Commitment and traverse calculations

Ms. Snider contacted Greg Hook; he will need a copy of the offer letter to have the title commitment in order. The title is complete however completion of the letter is pending. The title commitment is proposed to be completed by the end of the month. Attempts were made to contact Miles Davin regarding his availability to complete the traverse calculations, he has not yet been reached.

Review of appraisal and easement purchase offer

Agreement of Sale depending on acceptance or rejection of offer

Ms. Snider explained to the board the option of the installment and lump sum agreement of sale documents following an easement agreement. The board discussed the assumed process following the chance of the installment option being chosen as the form of payment.

Review of appraisal

Mr. Schweiger explained the non-agricultural, agricultural, and the agricultural easement values. The agricultural easement value of 3,000/ac. was calculated by the difference between the non-agricultural (\$4,500/ac.) and the agricultural value (\$1,500/ac.). The sales comparison approach to value displayed values of recent nearby sales which were similar in utilities and location. The sales comparison approach was non-agricultural. The sales grid-after value was comparison of tracts of land with agricultural value sold that are similar to the Milesky farm. The board discussed the comparison of the appraisal to past appraisals.

Following discussion, a motion was made by Corbly Orndorff to extend an offer of \$1,865/ac. to Mr. Milesky for the agricultural easement under Farmland Preservation. David Shipman seconded. (Motion Passed)

A motion was made by Corbly Orndorff to amend the previous motion to \$1,875/ac. to Mr. Milesky for the agricultural easement under Farmland Preservation. David Shipman seconded. (Motion Passed)

Payment for the appraisal completed by Jim Kelly

Ms. Snider explained the invoice for the appraisal service completed by Jim Kelly.

A motion was made by Corbly Orndorff to prepare a payment of \$1,700 to Kelly Real Estate Appraisal Services, Inc. Jim Willis seconded. (Motion Passed)

December Meeting

The meeting will take place at 5:30 pm before the awards banquet (6:00 pm) held at Valley View Farm on December 12th.

Corbly Orndorff announced EQT donated \$1,000 to the Greene County Conservation District.

OUTREACH

STAFF REPORTS

Staff reports were included in the meeting packet.

Next Meeting Date: December 12th at 5:30 at Valley View Farm.

ADJOURNMENT

Board of Directors: William Cree III, Chairman; David Shipman, Vice-Chairman; Richard Thistlethwaite, Treasurer; Charles Day, Secretary; Richard Belding; James Willis; Corbly Orndorff; Chris Eisiminger; Commissioner Archie Trader

A motion was made by David Shipman to adjourn the meeting. James Willis seconded. (*Motion Passed*)

Respectfully submitted,

<u>MEETING MINUTES CERTIFICATION</u>
We, the undersigned, agree that the minutes taken above were approved in their entirety by the Greene County Farmland Preservation on _____, 2018.
Chairman, Greene County Farmland Preservation
Executive Member, Greene County Farmland Preservation