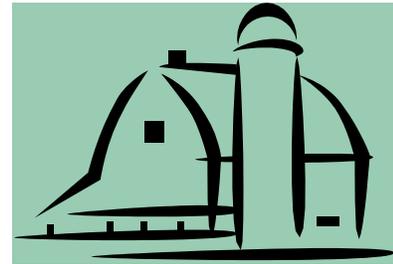


Greene County Farmland Preservation
19 South Washington Street, Suite 150
Waynesburg, PA 15370
724-852-5278



GREENE COUNTY FARMLAND PRESERVATION
MINUTES
MAY 21, 2014

I. CALL TO ORDER AND INTRODUCTION OF GUESTS

The meeting was called to order by Vice Chairman Dave Shipman at 6:12 p.m. in the Mezzanine Conference Room, 19 South Washington Street, Waynesburg, Pennsylvania.

Board members present were Dave Shipman, Vice Chairman; Rick Thistlethwaite, Treasurer; Archie Trader, Greene County Commissioner; Dick Belding, Director; and Jim Willis, Director.

Staff: Lisa Snider, District Manager and Laurel Rush, Ag Technician

Ms. Snider arrived at 6:20 p.m.

II. PUBLIC COMMENTS

There were no public comments.

III. APPROVAL OF MINUTES

A motion was made by Dick Belding to approve the minutes of the April 16, 2014 meeting. Jim Willis seconded. (Motion Passed)

IV. TREASURER'S REPORT

Treasurer Thistlethwaite read the Treasurer's Report as follows:

FLP Board Fundraising Account - \$8221.74

Easement Funds – Dept. of Agriculture & County of Greene – \$180,241.31

Ms. Rush noted that the Treasurer's Report was revised since the meeting packets were mailed. The revision included an expenditure of \$260.40 for mileage for Laurel Rush to attend the National Farmland Preservation (FLP) Conference in Hershey, PA. At the GCFLP meeting on February 19th, 2014, approval was granted to allow Ms. Rush to attend this conference, however; the approval did not include the reimbursement for mileage. The approval of the Treasurer's Report also includes the payment to Ms. Rush for her mileage.

A motion was made by Jim Willis to accept the treasurer's report as revised. Dick Belding seconded. (Motion Passed)

V. CORRESPONDENCE

The PA Bureau of Farmland Preservation's 2013 Annual Report highlighting the Farmland Preservation Program, the Clean and Greene Program and the Century and Bicentennial Farm Program was received and is available for review.

VI. OLD BUSINESS

1. Agricultural Security Area (ASA) - Franklin, and Greene Townships

Franklin Township – The Township continues to work to establish an ASA.

Greene Township – Since a new Township Supervisor took office this January, the Township was consulting with their Solicitor regarding this matter. In accordance with the laws governing the program, if no action is taken by the Township within 180 days of the receipt of the application, the parcel is automatically added to the ASA. Ms. Rush noted that the 180 days may have passed. She will contact the Township regarding this matter. The Township would be required to record this addition at the Greene County Register and Recorder's Office.

VII. NEW BUSINESS

1. 2012 GCFLP Agricultural Easements

a. Charles Harry, (162.043 acres) Morgan Township

- 1) High rank & appraisal release letter (Completed)
- 2) Title Search (Completed)
- 3) Appraisal Report (Completed)
- 4) Survey plot (Completed)
- 5) Offer letter (Completed)
- 6) Agreement of Sale (Completed)
- 7) Closing – The closing was completed on April 21st, 2014 at 1:30 p.m. at Attorney Hook's office. Vice Chairman Shipman was in attendance to represent the GCFLP Board. All documents have been submitted to the PA Bureau of FLP as required. We now await the final Title Insurance Policy.

As scheduling permits, a photo session, with the Harry's, will be scheduled in conjunction with a Greene County Commissioners meeting.

2. 2013 GCFLP Agricultural Easements *listed in ranking order*

a. Jim Willis (53 acres) Cumberland Township – (on-hold)

Clear title still being pursued.

b. Jim Willis (30 acres) Cumberland Township (on-hold)

- 1) High rank & appraisal release letter (Completed)
- 2) Title Search – The surface coal issue and clear title is being pursued.

c. Richard Phillips (107 acres) Cumberland Township

- 1) High rank & appraisal release letter (Completed)
- 2) Title Search – The Title Search Report (attached), completed by Attorney Greg Hook, was included in the meeting packets for review.

Although Attorney Hook noted that the Pittsburgh Coal seam was severed from the property; the exact date of the severance was omitted from the report. Ms. Rush spoke to Attorney Greg Hook and he will be adding the date to the report.

A copy of this report was forwarded to Greene County Solicitor Cheryl Cowen for review. Correspondence from Ms. Cowen had no indication of any concerns.

The final section of the report states that upon the satisfaction of the mortgage (Item 1 of the report), Attorney Hook believes that this property would be a good candidate for an Agricultural Security Easement. Ms. Rush noted that the mortgage, in which Attorney Hook referenced, is actually a line of credit and was included as a mortgage on Mr. Phillips' application for an Agricultural Easement. While this is an open line of credit, nothing has been borrowed against this mortgage at this time.

The holder of the mortgage, Community Bank, will be contacted regarding this matter.

A motion was made by Dick Belding to accept the Title Report prepared by Attorney Greg Hook contingent upon the revision of report to include the date in which the Pittsburgh seam of coal was severed from the property. Jim Willis seconded. (Motion Passed)

- 3) Appraisal Report – ***Since the Title Report was accepted by the GCFLP Board, a motion was made by Jim Willis to move forward with the Appraisal Report, enlisting the services of Realtor Scott York. Rick Thistlethwaite seconded. (Motion Passed)***
- 4) Survey plot – ***After a brief discussion, a motion was made by Rick Thistlethwaite to provide a description of the property to Registered Surveyor Miles Davin, to determine if the property meets closure, and if so, complete a survey plot. Jim Willis seconded. (Motion Passed).***

If the property fails to meet closure, a survey would be needed and would be presented to the GCFLP Board for consideration.

- 5) Offer letter
- 6) Agreement of Sale

VIII. OUTREACH

An article, regarding the Harry Agricultural Easement, will be included in the upcoming newsletter of the Greene County Conservation District.

IX. DISCUSSION OF STAFF REPORTS

Ms. Rush presented a report (attached) regarding her recent attendance of the National Farmland Preservation Conference held in Hershey, PA on May 12th and 13th, 2014.

X. NEXT MEETING

The next meeting is scheduled to be held on **June 18th, 2014 at 6:00 p.m.**

XI. ADJOURNMENT

With no further business to discuss, a motion was made by Dick Belding to adjourn the meeting at 6:50 p.m. Rick Thistlethwaite seconded. (Motion Passed)