



## 1. Call to Order

Board Members:	Corey Carothers	X	Denny McCullough
	X Barry Frantz via Zoom	X	Phyllis Nye
	Mike Klinepeter	X	William Piper
	Scott Mack		
Planning Department Staff:	X Jessica Cohick	X	Kirk Stoner
	X Elizabeth Grant	X	Stephanie Williams
	Mark Kimmel		
Solicitor	X Robert Frey		
Advisory Members:	X Commissioner Liaison - Vince DiFilippo via Zoom	X	CAEDC - Stacey Cornman
	Conservation District -Carl Goshorn		Penn State Extension - Anne Miller

## 2. Agenda Modifications and Approval

**ACTION: A motion to approve the agenda “as is” for the September 13, 2023 meeting was made by Phyllis Nye and Denny McCullough seconded. Vote was approved unanimously.**

## 3. Approval of Minutes

Denny McCullough made a motion to approve the minutes from the July 12, 2023 board meeting, Phyllis Nye seconded the motion. Vote was approved unanimously.

## 4. Public Comment

None.

## 5. Unfinished Business

### Update on 2021-2023 Farms

Ms. Williams referred the Board to the 2021-2023 status update sheets for review and provided the following highlights:

2021 Farms:

The three outstanding federal farms received final acceptance from NRCS and we have their checks in hand. Settlement will be scheduled in the next month.

2022 Farms:

All farms are proceeding as expected. Hoch title issue remains outstanding.

2023 Farms:

Appraisals have been completed and offers are later on the agenda. The Asper Farm, which crosses the Franklin County line, will be considered in 2024 as Franklin County has approved out of ranking order provisions. The Simmons Farm appraisal is pending. East Pennsboro Township has reviewed and approved the partnership agreement, subject to attorney review, to work together on preservation.

## 6. New Business

### Review of 2017-2023 Appraisal Data

Ms. Williams gave a presentation on the appraisal process and how the easement value is determined. The following key findings were provided for appraisals conducted between 2017-2023:

- Average easement values are on an upward trend, approximately \$500/acre
- Average easement values remain below \$4,000/acre
- Less than 1/3 (30%) of easement values exceed \$4,000/acre
- Easement values are not increasing at the same pace as farm sales
  - Average development values increased 31%
  - Average agricultural values increased 40%
  - Average easement values increased 15%
- 90% bargain sales have dramatically accelerated preservation efforts

Discussion took place on increasing the \$4,000/acre cap. With increasing farm sales, there is a concern that easement values may not high enough to attract a quality pool of applicants. Further discussion took place on the goal of the program and rationale for a cap increase. A suggestion was made to increase the cap to \$4,500 per acre for 2024 and remain at the 90% easement value. It was noted that any changes to the policy would need to go to the state board for approval. If the board would decide to increase the cap, it would have to be approved and submitted to the state board with approximately a two-month turnaround time. Board members made the decision to hold off on any changes until all members are present to discuss.

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### 2023 Offers

Stephanie Williams reviewed the budget information and appraisals for the 2023 farms. Total budget for the program year is \$4,194,968. 100% easement values ranged between \$3,020-\$4,300. Average easement value was \$3,715. Average 90% easement offer for “traditional sales” is \$3,478. Average 50% bargain sale value was \$1,312.

Landowner Name	Township	Acres Offered	100% Easement Cost/Acre	90% or CAP	Easement Cost
Wolfgang, Paul & Sharon	Monroe	98.43	\$4,300.00	\$3,870.00	\$380,924.10
Newswanger, Loren & Brenda	Dickinson/Penn	142	\$3,825.00	\$3,442.50	\$488,835.00
Deitch, Ralph L & Linda K	Middlesex	84.85	\$4,275.00	\$3,847.50	\$326,460.38
Rock Solid Dairy LLC	North Newton	83.25	\$4,045.00	\$3,640.50	\$303,071.63
Hoch, Paul & Harry	Southampton	80	\$3,860.00	\$3,474.00	\$277,920.00
Waggoner, Troy A	West Pennsboro	36.68	\$3,450.00	\$3,105.00	\$113,891.40
Hershberger, David	Hopewell	113.84	\$3,915.00	\$3,523.50	\$401,115.24
Hair, Gertrude M & Brian	Penn	72.37	\$3,600.00	\$3,240.00	\$234,478.80
Thurbon, Deborah A.	Penn	57	\$3,670.00	\$3,303.00	\$188,271.00
Pauli, Cheryl D.	Lower Frankford	70.92	\$3,705.00	\$3,334.50	\$236,482.74
Boyce, Robert C. & Kathryn A.	Lower Frankford	45.78	\$3,020.00	\$1,510.00	\$69,127.80
Lil Ponderosa Acres LLC	Lower Frankford	43.22	\$3,075.00	\$1,537.50	\$66,450.75

**Phyllis Nye made a motion to approve the 2023 offers at 90% with a cap of \$4,000/acre as outlined above, Denny McCullough seconded. Vote was approved unanimously.**

## 7. Reports

### Solicitor Report:

None.

**Staff Updates:**

Stephanie Williams provided the following updates:

Farmland preservation workshops are scheduled for September and October for potential applicants.

The process continues for updating the Comprehensive plan and Land Partnerships plan. Members were encouraged to participate in a community survey. The survey will remain open until October 31.

Given staffing issues, inspections were prioritized and limited to potential higher risk properties. State law dictates all farms must be inspected every other year. Approximately 40% of the inspections are completed and closed out for 2023. All farms must be inspected in 2024.

The Conservation District 2022 annual report was provided.

**Advisory Member Updates**

Stacey Cornman, CAEDC – Offices are moving out of Carlisle to Mechanicsburg the end of September. The Farm Fresh trail started in August and runs through November with over 500 people already registered. Planning and CAEDC staff met had had a discussion on ways to promote and support the Board/Program within the community.

Chairman Piper shared that Representative Gleim is having a farmer's breakfast on September 29<sup>th</sup> from 9-11am at West Pennsboro Township Firehall.

**8. Adjournment**

**ACTION: Phyllis Nye made a motion to adjourn the meeting, Denny McCullough seconded. Vote was approved unanimously. The meeting was adjourned at 8:48am.**

Minutes Submitted By: Jessica Cohick, Office Manager