

PENNSYLVANIA FARMLAND PRESERVATION ASSOCIATION

Minutes for Wednesday 10/21/20 9:00AM– 12:00 PM

Conference Call (Covid Protocol)

Attendance: See attached attendance sheet

Called to order: ___MK___ @ ___AM Meeting can not be held until after vote taken.

Introduction of guests: _____

Milestones:

Polling of Membership/Report: NONE

Motion:	2nd	MC

Acceptance of 2019 Fall Meeting 10/10/19 minutes. Tabled until next scheduled meeting.
_____ 1st _____ 2nd as sent.

Treasurers Report: Tabled until next scheduled meeting.

Motion:	2nd:	MC

By-Laws

Motion:	2nd:	MC
Committee Reports: NONE		
Motion:	2 nd :	MC

Conference Committee Report: NONE

Executive Committee Wrap-up: NONE

Old Business: NONE

Policy Committee/Legislative Updates
See Matt’s Report attached
No significant changes since last year.

New Business: NONE

Discussion: "Current Issues"
Woodland Donations: Amanda Burkard-Sell, Berks County: See attached presentation.
1. Separate value for each easement within one appraisal can be done. It can be difficult to get accurate data to use for comparables.
2. A. Additional Residential Structure: Clarification of language in the law needs to happen. There are too many "what about this" scenarios (apartments over garages, barn conversions, etc.) and there is no one clear answer. B. County's can change their own program language to allow them to decide what is permitted and can also change the use of existing buildings as the 2 nd residential structure. C. Watch out for clever definitions of rehabilitation, renovation or conversion of existing structures.
3. Counties can sign and record an affidavit to show the 2 nd residential structure has been utilized. One way to protect the easement in the future.
4. County Board has the discretion to allow for "re-charge" easement for septic field. Can be used as pasture and possibly for ag production. (Not sure I got this correct)
5. Defending Easements: A. Establish protocols on defending easements going forward. Create policies and procedures to address the defense of these easements. B. How do other counties cover legal fees? i. Westmoreland County sets aside funds into a legal defense fund by administrative funds not utilized. C. Dedicated mileage increase specifically for defending easements. D. Add a line item on Exhibit B-Statement of Costs requesting as a reimbursable cost for enforcement (Ex: \$25.00 per acre fee per farm set aside specifically for the defense of any easement in the future.) E. A portion of the easement allocation put into a separate account only for legal defense. F. Can use Clean and Green interest as a set aside for legal defense.

PDA Update
1. Spending threshold set at \$43 Million, \$16.4 Million from counties, \$5 Million transferred to Covid spending: So final 2021 commitment is \$38 Million.
2. Land Trust Reimbursement \$200,000 set aside, \$2.5 Million distributed, 38,000 acres preserved to date.
3. Encumbering must be completed by December 31 each year. Signed Agreement of Sale and Title work must be submitted.
4. When submitting program changes to the State office for review, make sure you show the previous language AS WELL AS the proposed changes. The staff needs to see what the previous language was and what the proposed change is going to be.
5. Advise your landowners regarding payment methods up front. It makes it much more

efficient for the state staff to process if this is clearly identified.
6. Agricultural Business Development Center: Surveys were sent out to 400 farmers, 46 counties sent in responses. 130 contracts were written. \$1 Million funds committed.
7. State staff is working on the next phase of PA Farmland. This phase would include: financial tracking, GIS data, better queries, posting all the county programs.
8. Counties were given a 6 month waiver on inspections due to Covid pandemic.
9. ACRE Law: 20 cases filed this year. There are 39 open cases.
AFT Update: None

The next meeting of the PA Farmland Preservation Association will be set for:

Spring of 2021: Depending on Covid restrictions. This may be a virtual meeting via Zoom or Skype. Date to be determined at a later time.

_____ motioned, 2nd by _____ to adjourn the Board meeting at _____ PM.

OFFICIAL MEETING NOT CONDUCTED AND NO ACTION TAKEN ON AGENDA ITEMS DUE TO LACK OF FORMAL QUORUM.