

- Harvey/O’Doherty Easement – deed work, Appraisal, closing scheduled for 8/4
- SAHC Teague Property Easement – finished survey, SAHC Baseline, Closing 9/12
- Splendor Valley LLC Easement –survey in review, deed work, baseline/maps
- Closing Easements
 - Rosseter Easement – Closed easement July 8th
 - McCurry Easement – Closed easement July 18th
 - Sneddon Easement – Closed easement July 18th
- Waiting on Grant Funding -
 - Sluder Easement – NCDCA approved, waiting on USDA funds
 - Ramsey Easement – NCDCA approved, final stages of USDA approval
 - Anthony Cole Farm 38.2 acres– Grant funds awarded - \$172,500
 - Gary Cole Farm 28.9 acres– Grant funds awarded - \$129,000
 - Jasperwood Phase 1 - 113 acres – a Grant funds awarded - \$440,778.80
 - Jasperwood Phase 2 - 98 acres– Grant funds awarded - \$376,171.91

Upcoming Projects: Presented by Ms. Zijp. Potential projects for FY23 requiring approval by the Board are summarized below:

1. William Scott Fisher – 69 acres
 - a. Forested tract
 - b. Family farm
 - c. 50% prime soils w/ significant development pressure
 - d. Transaction costs from county, not eligible for USDA funds, eligible for NCDCA
2. Will Harlan & Emily Diznoff – 50 acres
 - a. Adjacent to Pisgah National Forest on 3 sides
 - b. Forested tract w/ some crop production
 - c. Transaction costs from county, not eligible for USDA, eligible for NCDCA
3. Rogers Family Farm – 2 tracts
 - a. Rogers Family Trust – 155 acres
 - i. Joint ownership amongst siblings
 - ii. Pasture & cropland, century family farm
 - iii. Transaction costs from county, not eligible for USDA, eligible for NCDCA
 - b. David Rogers – 22.9 acres
 - i. Pasture and cropland, century family farm
 - ii. Transaction costs from county, not eligible for USDA, potential for NCDCA
4. Russ Roberson – 58 acres
 - a. Pasture and hay, century family farm
 - b. 100% prime soils, significant development pressure
 - c. Transaction costs from county, eligible for both USDA and NCDCA funds
5. SAHC Garrett Cove – 101 acres
 - a. Forested w/ wildlife habitat
 - b. SAHC-owned, full donation easement w/ transaction costs from county
6. Mary Ann Brigman – 42.2 acres
 - a. Forested, applying for Century Family Farm
 - b. Significant development pressure
 - c. Transaction costs from county, not eligible for USDA, NCDCA application cap reached

Staff will coordinate site visits with Board members and landowners prior to the August meeting, where the Board will vote on whether to proceed with each project and which ones would be better suited for state funding.

Easement Purchase Criteria Discussion: Presented by Ms. Zijp. With the potential of the land conservation bond passing, Ms. Zijp wanted to walk the Board through the current project selection/application process and how this may be affected by additional funding. As of now, the county only funds transaction costs, but if the county begins easement purchase, a clear selection criteria and justification is necessary. Ms. Zijp presented some options that could be used to determine easement purchase eligibility and suggested that a project meeting 1 or more of those options could be eligible. The Board discussed what the criteria would be and felt that meeting 2 or more of the options would be stronger when justifying easement purchase funds. Mr. Duckett and Ms. Wells also discussed a criterion regarding lack of other funding availability and stated they were not fully comfortable with considering that as a criterion to determine funding eligibility. Ms. Zijp agreed and stated staff is open to any other criteria that the Board may think of adding in. There was discussion surrounding open space as a criterion if the property is not under ag use or have significant prime soils, but the Board generally agreed that may be a criterion for LCAB to consider as their priorities/purposes align with that better. Ms. Wells stated that with the Comp Plan underway, considering urban vs. rural settings and where dense development makes more sense vs. where conservation should occur may be considered during project selection.

There was also discussion surrounding the percentage of compensation to provide landowners with. Ms. Zijp stated that landowners are already donating 25% of the easement's value, so compensating between 50-75% is ideal – particularly for farmers that often depend on this compensation for retirement and/or subsistence. State grants generally compensate 25-50%, while federal grants compensate 50%; however, federal programs have much stricter requirements surrounding prime soils that are harder to meet due to the mountainous terrain. Federal grants are also more competitive.

The Board agreed that breaking up AAB and LCAB's processes would make it easier to understand/differentiate their roles and criteria surrounding easement purchase. The Board agreed to continue thinking about the processes and criteria and return with input for the next meeting.

Announcements and Discussion

With no other announcements, the meeting was adjourned at 2:15 pm.