

**HALFMOON TOWNSHIP OPEN SPACE PRESERVATION BOARD & BOARD OF
SUPERVISORS JOINT MEETING- MINUTES
JULY 12, 2023**

1. CALL TO ORDER

Chair Reed Moyer (present at the Municipal building) called the meeting to order at 6:59 p.m. Other members present were Ron Hoover (present at the Municipal building), Patti Hartle (present at the Municipal building), and Joanne Fisher (present at the Municipal building). Board of Supervisor members present were David Piper (present at the Municipal building), Rose Ann Hoover (present at the Municipal building) and Ron Servello (present at the Municipal building). Staff present was Amy Smith, OSPB Administrator (present at the Municipal building), and Rebekah Laird, Recording Secretary (present at the Municipal building). Audience present was Kacee Burke, Donna Hughes and Dan Hughes

2. PLEDGE OF ALLEGIANCE

3. CITIZEN'S COMMENTS

There were no citizen's comments.

4. MINUTES

- ***MOTION: Ms. Hartle moved to approve the meeting minutes of May 10th, 2023 as submitted; Ms. Fisher seconded; Vote 4-0-0; Motion carried.***

5. FINANCIAL FORECAST MODEL

Mr. Moyer gave a brief history of the Open Space Preservation Program's inception, how the Open Space Preservation Board was formed and their purpose. Mr. Moyer also explained how the program has grown and the current focus the OSPB has for the program. Mr. Moyer reviewed the layout of the financial forecast model with the board members and citizen's present including what each column represented. Mr. Moyer reviewed how the financial estimates are forecasted in the model and how the numbers were arrived. Mr. Moyer stated the numbers shown for permanently preserving land depict a partnering with outside agencies to preserve higher numbers of acres on permanent easement. There was a brief discussion about CPI estimates and adjustments by years.

Mr. Moyer reviewed two different possible permanent easement scenarios that the OSPB was currently looking to partner with Clearwater Conservancy for at up to 50% contribution. Mr. Moyer demonstrated that financially the program was in good financial shape using the forecast model. Mr. Moyer stated that there were other properties that were interested in permanent easement preservation of their land and demonstrated how working to permanently preserve easements would continue to allow the program to remain in good financial shape. There was brief discussion about what the numbers would look like without permanent easement purchases. There was also brief discussion

about how the advance payment option, if taken, would affect a permanent easement purchase.

Mr. Moyer demonstrated using the forecast model how partnering with outside agencies on permanent preservation could potentially have all the land currently in the program permanently preserved within 18 years. Mr. Moyer showed by using the forecast model that the program was in good financial health and the benefits of working for permanent easement preservation, especially in partnership with outside agencies.

Ms. Hoover questioned whether landowners submitting new applications would be more motivated to agree to a permanent easement purchase if an advanced payment was not offered. Mr. Moyer replied that Ms. Podgurski had expressed a possible interest in a permanent easement purchase, but he was not sure she was interested at this time. Ms. Hoover questioned that other than ensuring there is no development on the acreages in the program what the township gains from the preserved land. There was brief discussion about other benefits to the township by preserving land either by lease or permanent easement purchase. There was further discussion about benefits of the program and plans to continue to preserve land in the township.

6. PERMENANT PURCHASE INTEREST LETTER DISCUSSION

Mr. Moyer stated that the OSPB would like to re-send out a letter to leaseholders for updated interest in permanent preservation. Mr. Moyer added that the OSPB would also like to send a separate letter to those who had been interested the first time this letter had been sent out to find out if they were still interested. Ms. Hartle stated the OSPB rated the property of the interested landowners who previously showed interest and those ratings were shared with other partner agencies in order to see how best to proceed with permanent easement preservation. Mr. Servello questioned whether the letters would only go to the landowners currently in the program. The OSPB confirmed that the letters would only go to the landowners currently in the program. Mr. Piper questioned if the OSPB was also going to send out letters to those who were not in the program but were eligible for the program and permanent easement purchase. Mr. Moyer stated that there was some discussion on sending letter out but currently the OSPB wants to be strategic about what they are doing and see if that was possible in the future. Mr. Servello stated that he wanted to point out that this program was not the only thing keeping development from entering the township and that some development is not a bad thing as it creates a tax base that would not otherwise be there. Mr. Moyer answered that everything works together well to ensure that if development enters the township, it is done well because all development can't be stopped. Mr. Servello stated that not everyone in the township agreed with preserving all the properties in the program. There was further discussion about creating a balance between preservation in the township and some development in the township.

7. OTHER BUSINESS

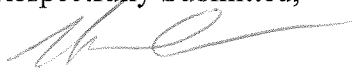
Mr. Piper asked if there were any OSPB members that had approached any landowners personally not currently in the program about preserving their properties. The board members stated that they were currently looking at that and doing so strategically.

8. ADJOURNMENT

The meeting was adjourned at 7:59pm.

- ***MOTION: Ms. Fisher moved to adjourn the meeting at 7:59pm; Mr. Hoover seconded; Vote 4-0-0; Motion carried.***

Respectfully Submitted,



Rebekah Laird
OSPB Recording Secretary

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