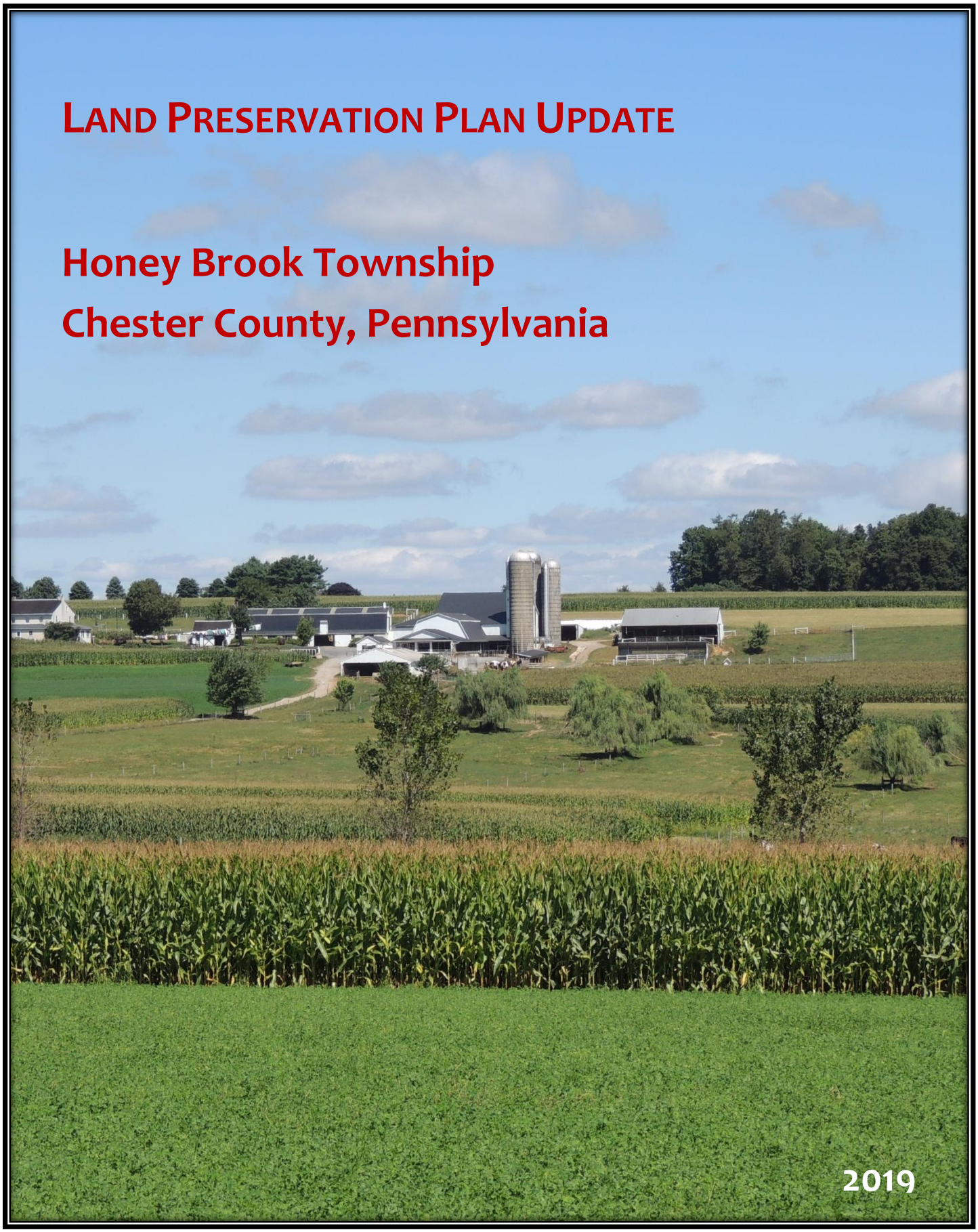
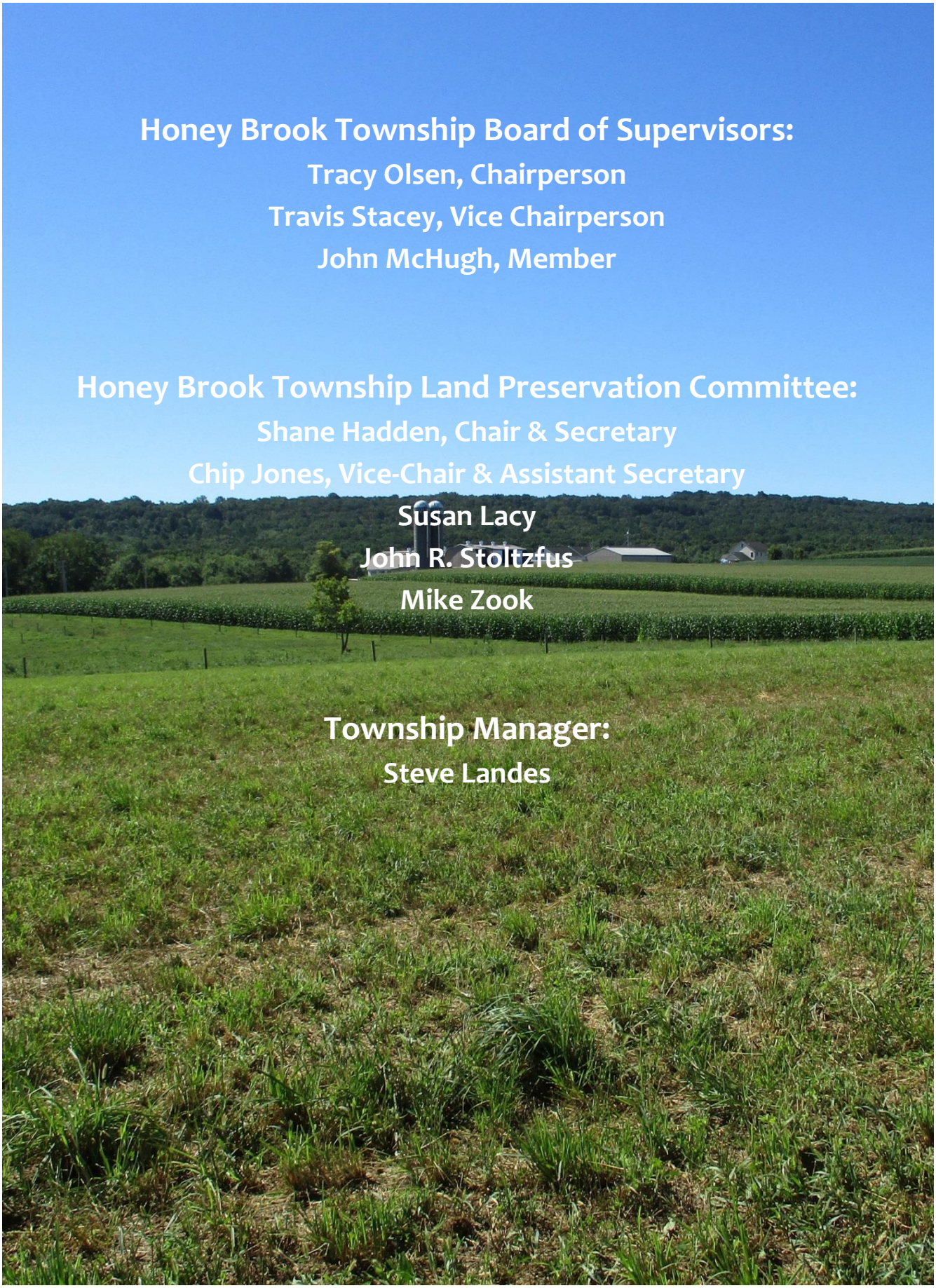
Land Preservation Plan Update

Honey Brook Township
Chester County, Pennsylvania



2019



Honey Brook Township Board of Supervisors:

Tracy Olsen, Chairperson

Travis Stacey, Vice Chairperson

John McHugh, Member

Honey Brook Township Land Preservation Committee:

Shane Hadden, Chair & Secretary

Chip Jones, Vice-Chair & Assistant Secretary

Susan Lacy

John R. Stoltzfus

Mike Zook

Township Manager:

Steve Landes

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The Honey Brook Township Land Preservation Program

The Honey Brook Land Preservation program is important to meeting the future needs of the municipality and the country. With an increasing population, farmland becomes a more vital concern to meeting the need of increasing our food production. Farmland preservation is an investment which ensures our farmland remains in agricultural use for our benefit today and for the benefit of future generations.

To keep this program alive, we must have the continued support of the residents of Honey Brook Township. The residents support the program by paying a dedicated earned income tax, but they must see the value of the program to continue supporting this important program. This Land Preservation program update illustrates how their tax dollars have provided a successful farmland preservation program.

The Brandywine Conservancy has partnered with Honey Brook Township and provided additional sources of revenue to support the land preservation program. This effort has enabled the purchase of land easements to ensure many farms remain in agricultural use thus reducing the full cost on the residents of Honey Brook Township. Their effort is much appreciated.

The residents of our community are encouraged to attend the Honey Brook Township Land Preservation meeting to listen, learn and participate. The meetings are posted on the Honey Brook Township web site and in the Township newsletter.

On behalf of the Land Preservation Committee and the Board of Supervisors, I would like to thank the residents or our community for supporting the land preservation program. In the past ten years, we have successfully placed permanent conservation easements on hundreds of acres of farmland and exceeded our projections.

This program is a success due to your support and the effort of the volunteers who serve on the committee and for those who served in the past.

John H. McHugh

Honey Brook Township Board of Supervisors

Recognition of those residents who served on the Land Preservation Committee

Shane Hadden	Max Dobles	Dave Rotelle
Chip Jones	Mike France	Henry Stoltzfus
John Stoltzfus	John McHugh	Lori McLaughlin
Susan Lacy	Dave McElhanney	Benuel Stoltzfus
Mike Zook		

The Honey Brook Township Land Preservation Program

I'm a lifelong resident of Honey Brook Township, but a relative newcomer to the Land Preservation Program. When I joined the Land Preservation Committee, other citizens had already done the heavy lifting to get the program off the ground. The program has now been operating for over twelve years, and we now have data to show that it is working very well. The task of the committee today is to keep this momentum. This report lays out how much the program has accomplished, how there is a lot more to be done, and how the data also shows that our goals are all within reach.

This program is an investment in the preservation of not just the condition of the land but the spirit of the community. Investment is a good word to use for money spent on Land Preservation, as it means putting something in and getting back more in return. Preserving open land is the best way to keep everyone's taxes low in the long term. Many studies from throughout the country consistently show that the taxpayer cost of open land is dramatically lower than that of residential development. In practical terms:

- A pasture of horses, however rowdy they might get, does not require police intervention.
- We will never need to build a bigger school for the cows.
- Nobody has ever complained about noise from the corn next door at 2:00AM

The price of the land preservation program is also a short-term cost, as the tax must be laid down when the program has done its job, but the benefits of it are forever. The costs associated with further residential development (police, school expansion, road maintenance, etc.) would be ongoing.

Land preservation is also bringing about a significant amount of "collateral good." Through the preservation process, farmers are developing conservation plans that lay out best management practices, or BMPs. The implementation of these BMPs improves the quality of the township's soil and water. To aid in implementing the BMPs, Honey Brook farmers have received over three million dollars in funding from sources outside the township for farm improvements.

Everything that should be said about this program could never be fit on a single page. This program would not be possible without the continued support of the residents of Honey Brook Township and the Board of Supervisors. The knowledge, time, and money necessary to carry out a program of this scale requires resources far beyond what the township could do alone. Many thanks to the Brandywine Conservancy, Chester County, and all the all others who continue to support and work with us as we move forward.

Shane Hadden
Chair, Honey Brook Township Land Preservation Committee

Chapter 1: Introduction

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Chapter 1: Introduction

A. Introduction

Honey Brook Township's very identity is shaped by its bucolic open space and farmland and its rich agricultural community and heritage. Over two-thirds of all land in the Township is still actively farmed, and close to 70% of all properties greater than 50 acres in size contain prime farmland soils, as designated by the U.S. Department of Agriculture, on at least half of their site. In addition, Honey Brook is blessed with a climate that allows agricultural production without the need for costly irrigation. Combined, these two factors make Honey Brook one of the premier agricultural production areas in both Chester County and the State of Pennsylvania, which creates significant economic activity through the production of local fruit, vegetables, dairy and other agricultural products. Honey Brook is also nestled between the heavily forested Barren Hills and Welsh Mountains, and is rich with meandering streams (including the headwaters of both branches of Brandywine Creek), expanses of lush woodland, and offers spectacular views throughout the Township to all who live in and visit the area.

Honey Brook residents care a great deal about the rural nature of their township, a fact best exemplified in the mission statement of their Board of Supervisors:

> *The mission of the Board of Supervisors of Honey Brook Township shall be to provide municipal services related to land use, police protection and public works in order to maintain a community that supports a tranquil and rural way of life.*

This mission is further clarified by the Board's vision for the future of Honey Brook Township:

> *The vision of the Board of Supervisors for the future of Honey Brook Township is that the Township shall remain a predominantly agricultural community that surrounds a population hub offering various commercial and social activities.*
>
> *The vision includes the establishment of a land preservation program, concentration of non-agricultural uses along specific portions of major arterials, betterment of current low--income housing areas, upgrading of all governmental and quasi-governmental facilities, reduction of non-local truck traffic in congested areas, and exploration of Township and Borough integration.*

The continuation of the rural way of life that so many Township residents have come to treasure, however, is not an absolute guarantee in the coming years or for future

generations. As the population of Chester County continues to grow, and development pushes further outward from the traditional suburban areas surrounding Philadelphia and Wilmington, the development pressure has continued to move ever closer to Honey Brook's doorstep. The Delaware Valley Regional Planning Commission (DVRPC) estimates that between 2015 and 2030 some 1,400 (a 17% increase) additional people may live in Honey Brook Township.

As Honey Brook continues to absorb increases in population over the next several decades, sincere consideration must be given to continuing to preserve the Township's rich farmland and its associated agricultural heritage and economy, and to also protect the important natural resources that provide valuable ecosystem services and respite to its citizens. Honey Brook possesses some of the richest farmland in the country, an asset that truly must be protected to provide for and secure food security into the future. At the same time, new homes will be built, new businesses established, and services and infrastructure will be expanded to accommodate and serve these new land uses.

Along with Honey Brook Borough, Honey Brook's Board of Supervisors adopted a Multi-Municipal Comprehensive Plan in 2015 that through its cooperation with Honey Brook Borough, provides for maintaining the Township as a primarily rural community, allowing for growth and development to occur in and around the Borough of Honey Brook. This Multi-Municipal Plan provides efficiencies in providing housing and amenities, while also retaining the Township's agricultural industry and rural way of life, a cornerstone of the Township's mission and vision statements.

The first Land Preservation Plan was developed in 2007 as an outgrowth of the 2006 Comprehensive Plan, and was subsequently updated in 2012. This document is an update to the 2012 Honey Brook Township Land Preservation Plan and reflects a five-year update. Given the actions and recommendations outlined in the 2015 Multi-Municipal Comprehensive Plan and that five-plus years have passed since the last Land Preservation Plan Update, the Honey Brook Board of Supervisors approved the development of this plan to review accomplishments over the past five years, as well as provide Township residents with a clear understanding of what the Honey Brook Township Land Preservation Committee will accomplish over the next five years and provide the Board of Supervisors a guide on how to accomplish these goals.

B. The Land Preservation Program as an Outgrowth of the 2006 Comprehensive Plan

In 2006, the Honey Brook Township Board of Supervisors adopted a new Comprehensive Plan that charted a course for future land use, resource protection, and the provision of services to Township residents for the next 20 years. This Plan was guided by a task force of Honey Brook residents who recommended that the top priorities for the plan were to conserve farmland/open space and to focus the majority of future growth in a new rural village on the eastern edge of the Township. These recommendations were based on a wide range of data, analysis, and public input, including a Community Values Survey whose results support the Comprehensive Plan's focus on farmland protection and other efforts to protect the Township's rural qualities.

In an effort to put these major goals of the Comprehensive Plan into action, a number of projects were initiated, including a 2005 ballot initiative to collect additional taxes from Honey Brook residents to be used for the permanent protection of farmland and open spaces within the Township. This "open space referendum", which was passed by Township residents and went into effect in 2006, immediately began generating revenues for the purchase of conservation easements and the protection of priority parcels within Honey Brook. (See Appendix A for the Township ordinance that placed the tax question on the ballot.)

Each municipality that passes an open space referendum is required to assemble a citizen advisory group and put together an open space/land preservation plan. The Board of Supervisors, in early 2006, convened a "Land Preservation Committee" that was tasked with the preparation of such a document. The Committee, which is composed of five members, held regular meetings to develop the original Land Preservation Plan (2007). The plan was to be used by the Township to determine which parcels are priorities for protection, how best to expend open space revenues, and how to implement other voluntary and regulatory approaches aimed toward the preservation of Honey Brook's unique agricultural and natural resources.

It is also important to point out that landowner participation in Township preservation efforts is strictly voluntary, and as a matter of policy the Township shall not coerce participation.

C. Consistency with the Goals, Mission, and Vision of the Board of Supervisors

Everything that guides the Board of Supervisors, including their mission statement and vision, is geared toward preserving the open spaces and rural character of the Township.

The new Community Values Survey conducted in association with the 2015 Multi-Municipal Comprehensive Plan also reflects these goals of maintaining the rural character of the Township and preserving its farmland and natural resources. To that end, this land preservation plan update is not only consistent with this mission and vision, but – along with the 2015 Multi-Municipal Comprehensive Plan – is the framework through which the residents desires for the future of the Township are put into action.

D. Precedents

There are a number of municipalities in Chester County that have undertaken, or are currently undertaking, open space/land preservation plans to help prioritize their lands for protection. Some of these municipalities, like Honey Brook, have passed open space referenda, are collecting tax revenues, and – as required under Act 153 – have produced a dedicated open space/land preservation plan that identifies parcels for [development right] acquisition. Included among this group are Pocopson, Elk, and East Vincent Townships. Other municipalities, including Lower Oxford Township, are also collecting open space tax revenues, but are using an existing comprehensive plan or a combined open space, recreation, and environmental resource plan, in order to prioritize sites. While municipalities that are preserving open space might differ slightly in their approaches, the important similarity is that they all have a municipally-adopted plan that prioritizes parcels for protection, and thus enables them to spend their open space dollars. For more information on the options for Municipalities in financing and developing an Open Space Program, refer to the publication, "Public Finance for Open Space: A Guide for Pennsylvania's Municipalities", available at the Pennsylvania Department of Conservation and Natural Resources website. Appendix G. of this plan provides both a map and table that shows those Chester County municipalities whose voters have approved an open space tax pursuant to Act 153. The chart in Appendix G also lists the date when the ballot was passed, as well as the funding source (property tax, earned income tax, or Bond) for open space acquisition.

E. Land Preservation Program Benefits

a) Land Stewardship and Water Quality Improvements

Besides reducing water quality and quantity impacts associated with the conversion of farmland to residential or commercial development, protecting farmland and natural systems provides opportunities to improve water quality through the continuation and implementation of Best Management Practices (BMP's). Best Management Practices, such as fencing, riparian tree planting, manure management systems, hardened stream crossings, cover cropping, and contour farming can help keep valuable soils in place, reduce the need

for chemical fertilizers and minimize water polluting runoff, greatly reducing the impacts of land use on adjacent waterways and water quality downstream, and ultimately improving sustainability and profitability of the farm operation.

Through the process of land preservation, and a requirement of certain funds being available for preservation efforts, owners of agricultural lands must develop and follow a conservation plan that provides guidance on how to best manage the natural resources on the farm, including the implementation of certain best management practices to reach these goals. Not only does this plan help protect natural resources, but can protect and enhance the productive value of the land and any agricultural products derived from it.

Once implemented, agricultural landowners become eligible for many cost-sharing programs and grants to help establish best management practices. Since 2010, $3.2 million has been leveraged to implement BMPs on preserved land in Honey Brook. Funding for these initiatives has come from the Brandywine Conservancy, the State of Pennsylvania, the Federal government, through its Natural Resource and Conservation Service, the City of Wilmington, Delaware, and the landowners themselves. This figure does not include annual practices such as cover crops, but does include the installation of many structural and natural best management practices that protect resources, improve agricultural viability, and position the township to meet some of their MS4 (Municipal Separate Storm Sewer Systems) obligations.

In addition, research conducted by the University of Maryland suggests that farmers who participate in farmland preservation programs were more likely to attend workshops to learn new technologies and enhance their farming skills (many of which would presumably enhance resource protection and agricultural viability) and were more likely to have invested in their farm in the last five years, many in ways that benefit the local economy. Indeed, the installation of many BMPs throughout Honey Brook has utilized local contractors and suppliers in their implementation, further strengthening the local economy.

b) Ecosystem Services

The maintenance and restoration (through the implementation of certain BMPs), of a healthy watershed comprised of natural systems can provide significant savings in managing for storm water and water quality treatment, as well as provide a host of other important ecological services such as carbon sequestration, crop pollination, nutrient cycling, and the regulation of local climates. Forested areas and wetlands help slow (allowing more time for water to infiltrate the soil) and store floodwaters, preventing soil erosion and potentially costly flood damage downstream. The loss of such natural systems through development could ultimately lead to increased grey infrastructure in the future to help manage and treat storm water.

Protected lands not only provide ecosystem services as a by-product of their protection, but they offer opportunities to restore systems, such as riparian woodland habitat, to further enhance the ecosystem services they can provide. For example, the installation of forest buffers alone could help offset the cost of water treatment for nitrogen by over $5 per pound removed, when compared to the cost of constructing waste water treatment facilities ($3.10 vs. $8.56).

Several studies have documented the cost savings associated with protecting naturally occurring environmental processes. The Return on the Environment, a report published in 2011 by the Delaware Valley Planning Commission and GreenSpace Alliance for the southeastern portion of Pennsylvania estimates that the ability of protected lands in the region to naturally filter out pollutants and replenish water supply provides nearly $62 million in annual cost savings, while further annual savings of $37 million are derived from flood mitigation services provided by protected lands. In Lancaster County, Earth Economics, estimates that ecosystem services provided by protected lands in the County are valued at between $6,000 and just under $15,000 per-acre, per year, with agricultural lands providing between $311 and $2,904 of those savings. Given the extent of preserved farmland in Lancaster County, total savings associated with agricultural lands is somewhere between $23 million and $215 million per year.

c) Cost savings for Municipal and Public Services (including public education)

Preserved lands offer savings to municipal and public service providers through a lower ratio of public expenditures for each tax dollar generated when compared to other land uses. In essence, agricultural and other protected lands provide a net fiscal benefit. While these lands generate lower revenues than other land uses, these lands require fewer public services such as schooling and road maintenance, and generally pay more in taxes than local governments spend in support of these land uses.

Cost of Community Service studies help with understanding the relationship between tax revenues and expenditures, one of which was completed in 2006 for Honey Brook Township. This study concluded that for every dollar earned in tax revenue from agricultural uses, approximately $0.06 in governmental services is required. In comparison, for every dollar earned in tax revenue from residential uses, this study documented government services for these uses cost $1.07. Other studies for several municipalities in Chester County have shown the same trend, while a review by the American Farmland Trust of some 151 cost of community studies has documented that, on average, for every dollar generated residential land uses require $1.16 in services, while agricultural land uses require, on average, only $0.37 be spent on providing services. In only one case did the tax revenue generated cover the cost of services provided to residential development.

The 2006 Cost of Community Services study for Honey Brook Township demonstrated that investing in continued agriculture and other open space uses saves the Township taxpayers money. Every dollar spent now to purchase land or development rights avoids the greater and repeated costs of municipal and school district services in the future. In addition, given that the majority of agricultural land owners in the township are members of the Amish community who continue to pay school taxes, yet don't utilize local school services, further revenues are generated at the school district level without the costs associated with additional students attending school.

d) Agricultural Viability and "Value-added" Opportunities

Just as other businesses and land uses benefit from their proximity to similar uses and economic activity, agricultural producers benefit from support mechanisms, services, and community that come with a critical mass of farming operations within a certain geographic area. The preservation of agricultural lands helps to solidify those relationships, including those built with agricultural supply, maintenance and processing businesses that provide additional employment opportunities and economic activity, while helping to anchor the local farm economy and rural way of life that characterizes the area.

While it is unclear whether or not there is a critical mass of agriculture required to sustain a viable industry, there is evidence from a historical study in the mid-Atlantic (including Pennsylvania) that shows those counties with less than 50,000 acres of farmland had an annual rate of farmland loss greater than those with between 50,000 and 150,000 acres. Other studies have emphasized that the loss of one sector of the agricultural economy may lead to a loss of support mechanisms or services for that sector. For example, a study in New Jersey indicated that because of the lack of a critical mass of dairy farmers in the state, it no longer offers extension programs and services to dairy farmers that are available in neighboring states. Honey Brook's clustering of preserved farmland can help alleviate or stem such negative impacts on the agricultural community.

The concentration of agricultural activity in Honey Brook not only helps support the agricultural way of life, but also generates significant economic activity for the local economy through the production of agricultural goods. Analysis from the Pennsylvania Center for Dairy Excellence estimates that some $29.5 million in economic activity is generated annually from the 50+ dairy operations active in the township. It also plays a critical role in the over 2,600 agriculturally related jobs and $8.1 million of State tax revenues associated with protected farmland in Chester County.

e) Amish Community Retention

The high number and concentration of Amish farmers in Honey Brook is one aspect of its farming community that makes it unique to much of Chester County. Farmland preservation and the selling of development rights in Honey Brook helps to maintain this uniqueness and allows the continuation of family-owned agricultural operations in the township. Within Honey Brook, the average length of farm ownership is over 15 years, with most of the farms in the township having been owned by the same family for two or three generations. Funds generated through the sale of development rights have allowed farmers to consolidate their agricultural holdings, and in some cases purchase additional farmland for their children to farm, thus continuing the agricultural heritage of the township.

Chapter 2: The Plan

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Chapter 2: The Plan

A. Priority Areas for Land Preservation

In targeting specific parcels for preservation and therefore for expenditures of open space revenue, the Land Preservation Committee first selected several overarching priority areas (and goals) within the Township, upon which to focus their efforts and give structure to the plan. (These priority areas are illustrated in Figure 1.) Rather than simply picking and choosing parcels at random, these four areas, each of which is equal in priority to all the others, are intended to help create a plan that has focus, clarity, and a definitive strategy for the permanent protection of Honey Brook's open spaces.

Specifically, the priority areas, and the goals that they accomplish, are described as follows (and are keyed by geographic location to Figure 1):

North:
Create an assemblage of preserved open space north and northeast of Honey Brook Borough in order to:

- Develop a large, contiguous area of permanently protected farmland.
- Protect headwater areas in the foothills of the Welsh Mountains.

East:
Buffer existing and potential development to the east of Birdell Road to:

- Prevent development from sprawling along the length of Route 322.
- Provide a riparian buffer for the East Branch of Brandywine Creek.

West:
Protect farmland/open space west of Honey Brook Borough in order to:

- Build upon an area where protected lands already exist.
- Protect a major West Branch stream corridor, along with headwater areas.
- Provide a distinct edge to the west side of the Borough and the south side of Route 322.

South:
Protect farmland and woodland in the southwest quadrant of the Township in order to:

- Establish an assemblage of protected parcels in this important Township farming area.
- Protect the riparian corridor of the West Branch.
- Protect woodlands within the Barren Hills

B. Prioritization Plan

Figures 2, 3, and 4 show what is the heart of the land preservation plan. These maps show all of the parcels in the Township that are priorities for protection, either for their agricultural value (Figure 2 - a total of 3,640 acres), their natural resource value (Figure 3 – a total of 3,849 acres), or for both (Figure 4). Figure 4 combines the highest scoring parcels from both maps (the top two classes for agricultural priorities and the top three classes for Natural Resource) and contains a total of 3,950 acres. The maps also depict, in light green (a total of 5,167 acres), lands in Honey Brook that are already permanently protected through state or municipal ownership, or through agricultural/open space easements.

Priority parcels were selected using the criteria described below; several parcels were also added at the discretion of the Land Preservation Committee (for their proximity to other priority parcels or for intrinsic qualities such as viewshed). The criteria are as follows:

a) Agricultural Priorities

For the prioritization of agricultural parcels, a modified version of a regional model developed by the Greenspace Alliance (www.pagreenways.org) that examined and prioritized farmlands in Bucks, Chester, Delaware, and Montgomery Counties was utilized. This regional analysis shows Honey Brook as one of the truly most productive agricultural areas in all of southeastern Pennsylvania.

The Greenspace Alliance prioritization weighs a number of critical layers of data as follows:

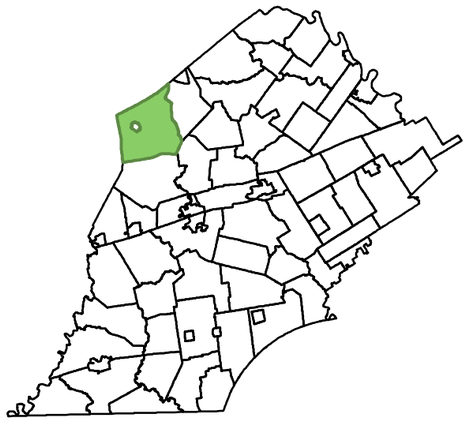
- The presence of prime farmland and soils of statewide importance (35% of total value).
- The presence of agricultural lands defined by Delaware Valley Regional Planning Commission (24% of total value).
- The size of contiguous agricultural soils (18% of total value).
- The proximity to existing protected lands (15% of total value)

Scores for each parcel were assigned as follows:

1. Soil Type (35%)
    a. No significant soil types = 0
    b. Statewide importance = 17
    c. Prime farmlands = 35
2. Agricultural Lands (24%)
    a. Lands not in agricultural use = 0
    b. Lands in agricultural use = 24

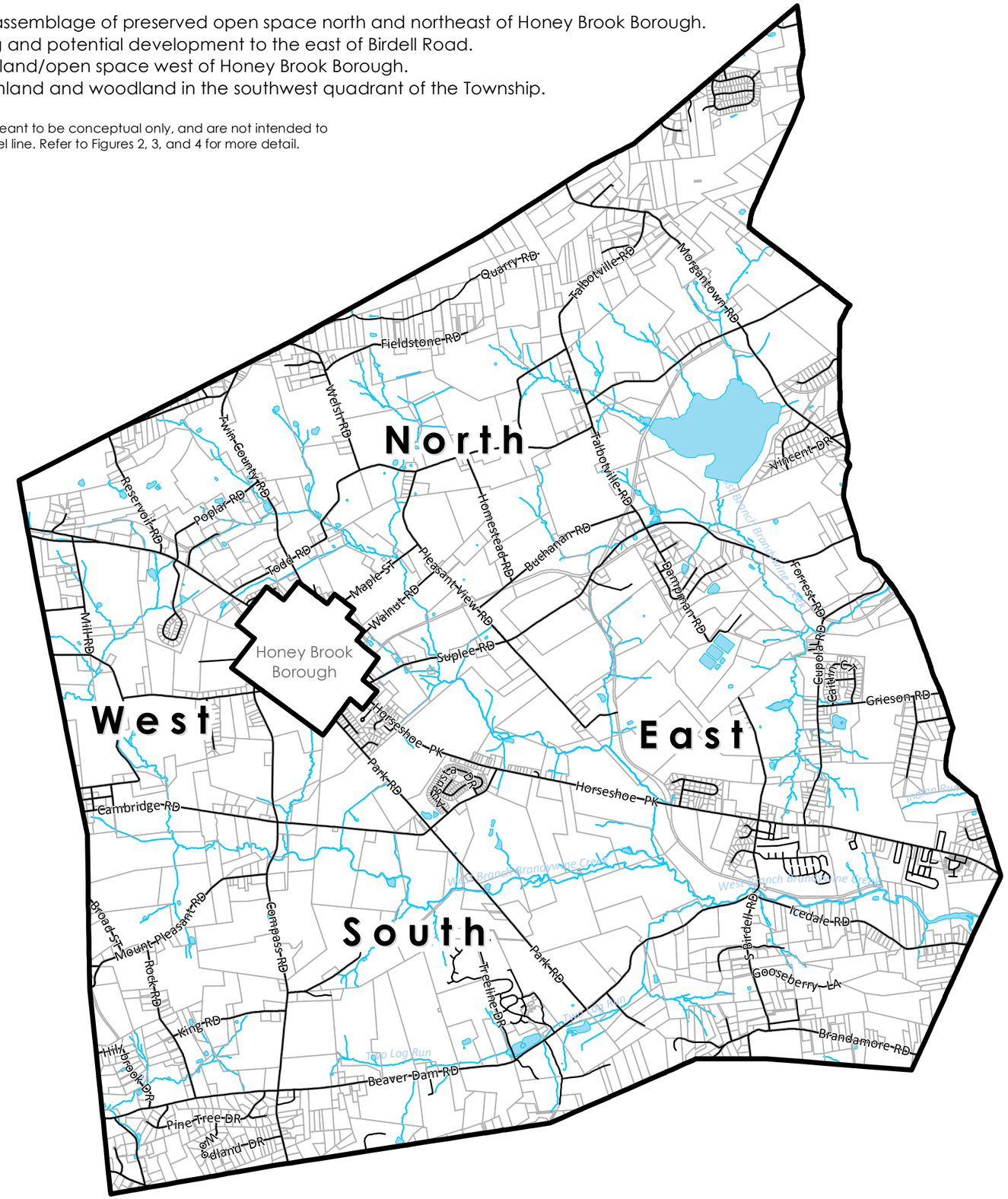
General Priority Areas

Honey Brook Township



North: Create an assemblage of preserved open space north and northeast of Honey Brook Borough.
East: Buffer existing and potential development to the east of Birdell Road.
West: Protect farmland/open space west of Honey Brook Borough.
South: Protect farmland and woodland in the southwest quadrant of the Township.

Note: Priority areas are meant to be conceptual only, and are not intended to conform to specific parcel line. Refer to Figures 2, 3, and 4 for more detail.



Legend

- Township boundary (16,115.5 ac.)
- Approximate tax parcel boundaries
- Roads
- Water resources
- Bodies of water

N W E S

0 0.5 1 1.5 Miles

Data Source: Base data from Chester County Geographic Information Services, 2018.

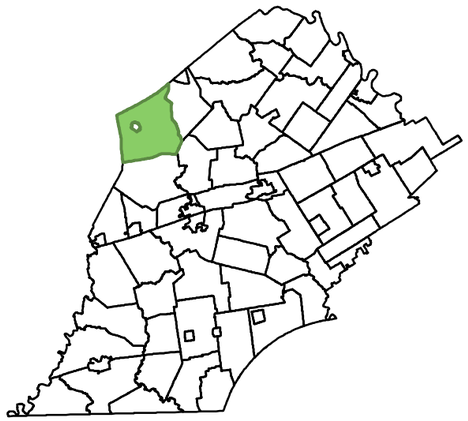
Disclaimer: This map is for illustrative purposes only and does not constitute a valid survey.

Map created: May 22, 2018

BRANDYWINE CONSERVANCY

Agricultural Priorities

Honey Brook Township



Legend

- Township boundary (16,115.5 ac.)
- Approximate tax parcel boundaries
- Roads
- Water resources
- Bodies of water
- Protected Lands - 5167.1 ac. (32.1% of township)

Priority Score

- Low (855.6 ac.)
- Medium (1387.7 ac.)
- High (1397.2 ac.)

N W E S

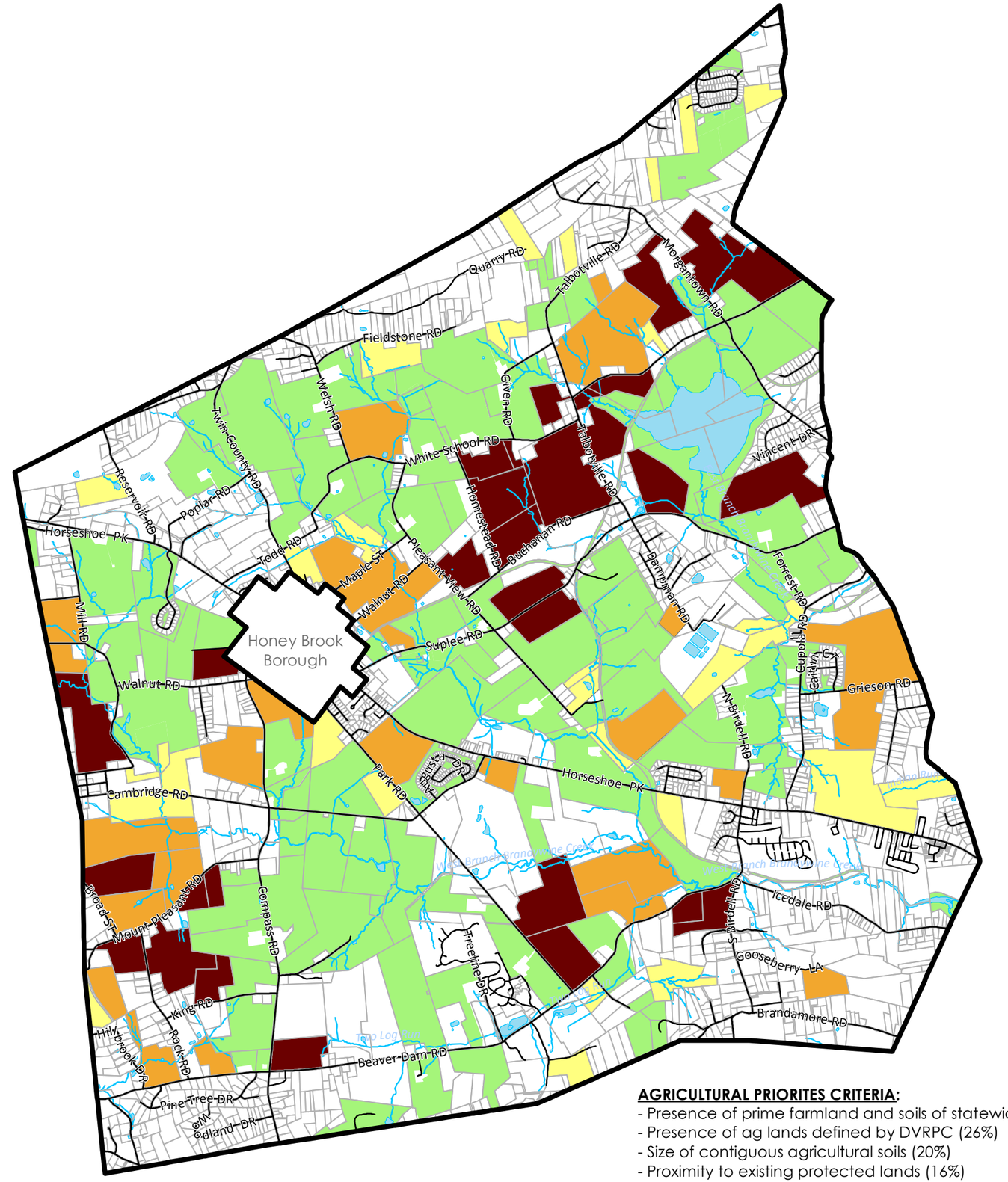
0 0.5 1 1.5 Miles

Data Source: Base data from Chester County Geographic Information Services, 2018.

Disclaimer: This map is for illustrative purposes only and does not constitute a valid survey.

Map created: May 22, 2018

BRANDYWINE CONSERVANCY

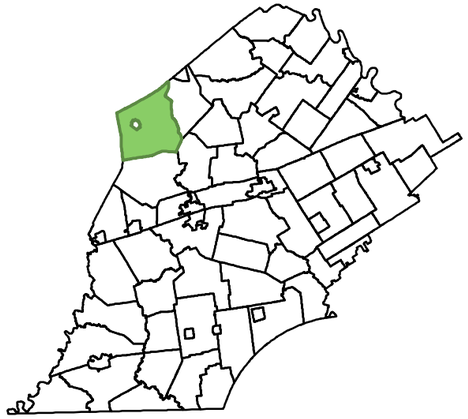


AGRICULTURAL PRIORITES CRITERIA:

- Presence of prime farmland and soils of statewide importance (38%)
- Presence of ag lands defined by DVRPC (26%)
- Size of contiguous agricultural soils (20%)
- Proximity to existing protected lands (16%)

Natural Resource Priorities

Honey Brook Township



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- Bodies of water
- Protected Lands - 5167.1 ac. (32.1% of township)

Natural resource priorities - 3848.7 ac. (23.9% of township)

- 1 (931.9 ac.)
- 2 (1352.9 ac.)
- 3 (774.8 ac.)
- 4 (530.7 ac.)
- 5 (258.4 ac.)

N W E S

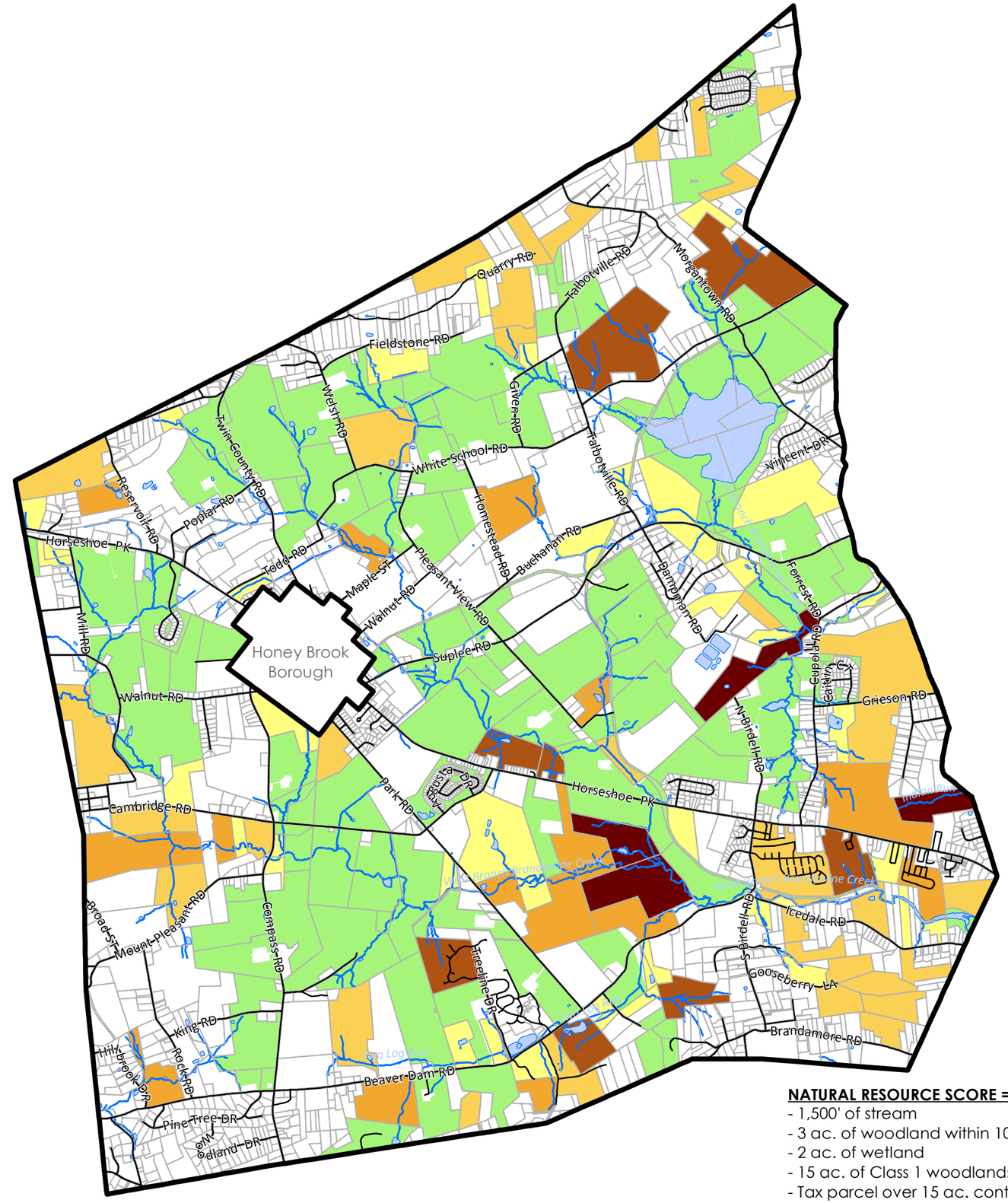
0 0.5 1 1.5 Miles

Data Source: Base data from Chester County Geographic Information Services, 2018.

Disclaimer: This map is for illustrative purposes only and does not constitute a valid survey.

Map created: May 22, 2018

BRANDYWINE CONSERVANCY

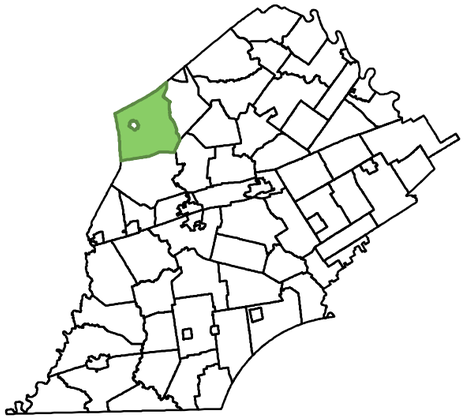


NATURAL RESOURCE SCORE = ONE POINT FOR EACH:

- 1,500' of stream
- 3 ac. of woodland within 100' of stream
- 2 ac. of wetland
- 15 ac. of Class 1 woodlands
- Tax parcel over 15 ac. containing interior forest

Agricultural and Natural Resource Land Prioritization

Honey Brook Township

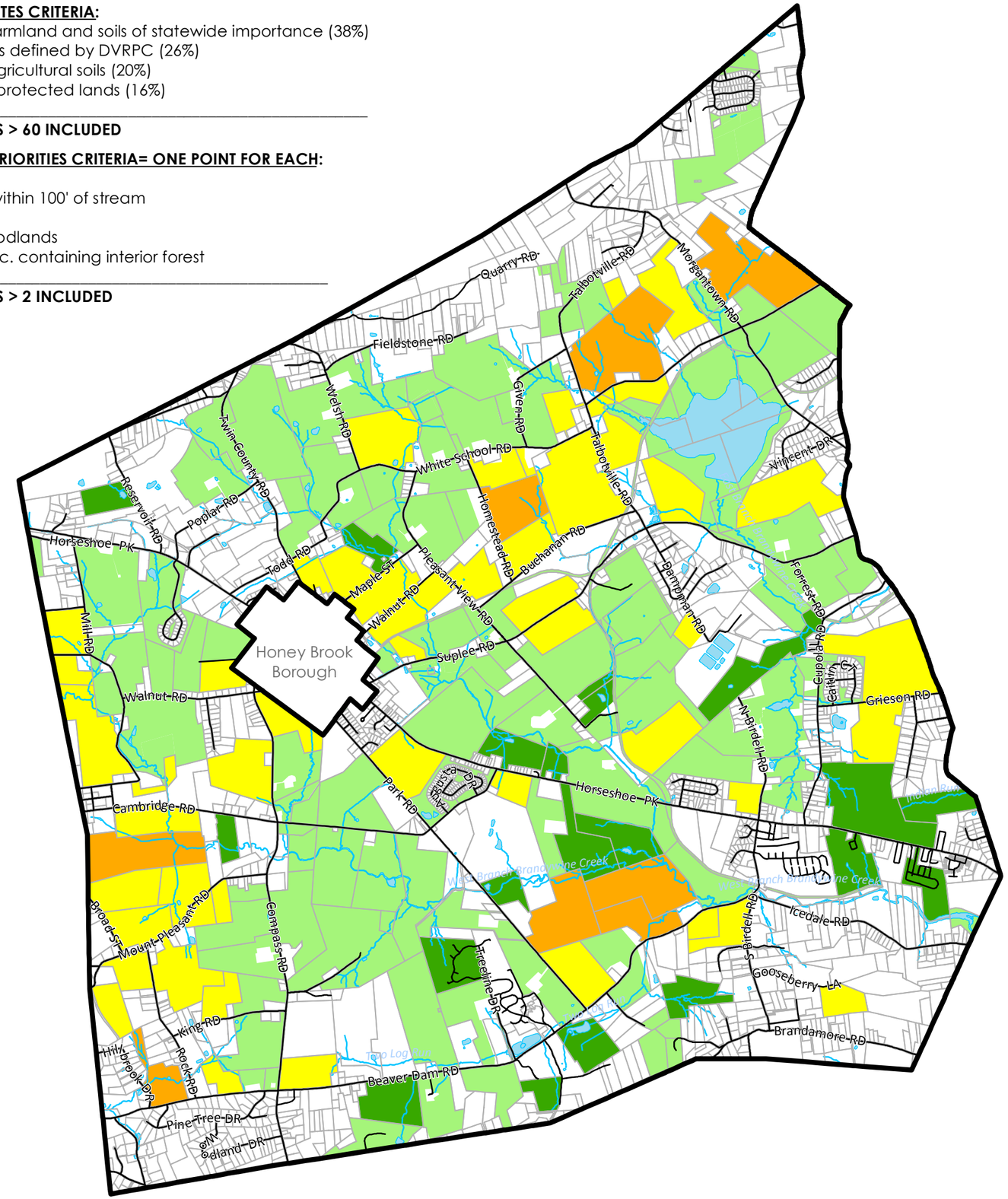


AGRICULTURAL PRIORITES CRITERIA:
- Presence of prime farmland and soils of statewide importance (38%)
- Presence of ag lands defined by DVRPC (26%)
- Size of contiguous agricultural soils (20%)
- Proximity to existing protected lands (16%)

PARCELS WITH SCORES > 60 INCLUDED

NATURAL RESOURCE PRIORITIES CRITERIA= ONE POINT FOR EACH:
- 1,500' of stream
- 3 ac. of woodland within 100' of stream
- 2 ac. of wetland
- 15 ac. of Class 1 woodlands
- Tax parcel over 15 ac. containing interior forest

PARCELS WITH SCORES > 2 INCLUDED



Legend

- Township boundary (16,115.5 ac.)
- Approximate tax parcel boundaries
- Roads
- Water resources
- Bodies of water
- Protected Lands - 5167.1 ac. (32.1% of township)
- Agricultural Priorities - 2386.5 ac. (14.8% of township)
- Natural Resource Priorities - 868.5 ac. (5.4% of township)
- Meets both Agricultural and Natural Resource Priorities Criteria - 695.3 ac. (4.3% of township)

N W E S

0 0.5 1 1.5 Miles

Data Source: Base data from Chester County Geographic Information Services, 2018.

Disclaimer: This map is for illustrative purposes only and does not constitute a valid survey.

Map created: May 22, 2018

BRANDYWINE CONSERVANCY

3. Contiguous agricultural soils (contains a portion of a greater contiguous tract of contiguous soils) (18%)
    a. 0-500 ac. = 0
    b. 500-1000 ac. = 3
    c. 1000-1500 ac. = 6
    d. 1500-2000 = 9
    e. 2000-2500 = 12
    f. 2500-3000 = 15
    g. 3000 and greater = 18
4. Proximity to protected lands (15%)
    a. >5 miles = 0
    b. 1-5 miles = 3
    c. 0.5-1 mile = 6
    d. 0.25-0.5 miles = 9
    e. 0.02-0.25 miles = 12
    f. Adjacent (0.01-0.02) = 15

The original regional model included an additional score (8% of total value) for the percent area of each township within Agricultural Security Areas, but given that our analysis is at the township level, this factor does not influence the final score. As such, parcels in our analysis could score a maximum of 92 points. If a parcel had multiple scores using the scheme above, a weighted average was calculated on the size of each individually-scored section.

As mentioned previously, a second, micro-scale prioritization was performed, in addition to the Greenspace Alliance analysis, to "fine-tune" the prioritization of Honey Brook's agricultural lands. This analysis identified tax parcels over 50 acres in size with greater than 50% prime agricultural soils. These percentages allow for a broader threshold than provided by the regional analysis, and the inclusion of more significant parcels for protection.

b) Natural Resource Priorities

In order to select top parcels for protection based on their natural resource qualities, parcels were scored using the following criteria:

- The presence of at least 1,500 feet of stream length.
- The presence of 3 or more acres of woodland within 100' of a stream.
- The presence of at least two acres of wetlands.
- The presence of at least 15 acres of Class 1 (highest value) woodlands.
- All tax parcels over 15 acres in size containing any forest interior lands.

Each parcel was scored based upon the number of the above criteria it contained; the more criteria, the higher the score.

(Note: A description of woodland classification is contained in Chapter 5 of the Honey Brook Township Comprehensive Plan.)

C. Using the Prioritization Map

Figures 2, 3 and 4 are intended as the first means of parcel selection for permanent conservation efforts by the Township. The parcels are not ranked numerically, but are simply divided into agricultural priorities, natural resource priorities, and those that overlap as both agricultural and natural resource priorities, as described above.

Parcels that are both agricultural and natural resource priorities are the optimum lands to target, given their overlapping preservation goals. However, the Land Preservation Committee and Township officials feel confident that acquiring development rights on (and/or protecting by other means) any of the priority parcels highlighted on Figures 2, 3 or 4 is a sound decision based on a universally-accepted set of selection criteria. Moreover, all parcels included in Figures 2, 3, and 4 have been reviewed by the Land Preservation Committee and consultant staff for accuracy/appropriateness of inclusion.

Consistent with the Honey Brook Township and Borough Multi-Municipal Comprehensive Plan, preservation of planned trail corridors, although not shown on Figures 2, 3, and 4 are also considered a priority for expenditure of open space tax revenue.

The Land Preservation Committee shall make an annual report to the Board of Supervisors on their progress with preservation efforts. The Prioritization Maps (Figures 2, 3, and 4), however, can be updated as needed to capitalize on preservation opportunities.

D. Responding to Opportunities as They Arise

Landowners' decisions to conserve their land through permanent means (the sale of development rights) are purely voluntary; such landowner decisions will not always progress in perfect harmony with the Prioritization Plan. Opportunities will arise when landowners whose properties are not listed on the Prioritization Plan express an interest in selling their development rights and preserving their properties.

In the event a land owner wishes to consider selling their development rights from their property and the area is not currently shown as a priority on the Prioritization Plan, a

request for consideration can be made to the Land Preservation Committee against the criteria specified above. If the site qualifies, it may be added to the Prioritization Plan.

Because the Township has limited uncommitted open space tax revenue to utilize, and must use the dedicated earned income tax in a fair and frugal manner, any additional land where the Township would be asked to participate in the purchase of development rights must meet the specific criteria. Parcels included on the prioritization map will be the only land considered for purchase of development rights using the Township's open space tax revenue, unless otherwise approved by the Land Preservation Committee and the Board of Supervisors.

a) Parks and Recreation Opportunities

Historically, land preservation in Honey Brook has primarily focused on purchasing agricultural easements on farmland throughout the municipality. Given the predominance of agricultural lands in Honey Brook, this is no surprise. However, the 2015 Multi-Municipal Comprehensive Plan noted an inadequate amount of park and recreational opportunities for Township residents and made several recommendations, including the consideration of acquiring and developing a park/recreational facility on the eastern side of the Township where further development is expected. Given this observation, and that the ordinance adopted by referendum in 2005 states funds generated from the Earned Income Tax be used for the preservation of farmland and *open space* (emphasis added), it is the understating of this committee, working in consultation and coordination with the Township's Park and Recreation Board, that if opportunities arise to address these limitations in both passive and active recreational facilities these projects be considered outside of the priorities highlighted in Figures 2, 3, and 4 and be eligible for Land Preservation funds.

Since the passing of the ballot for land preservation in 2005, amendments have been made to the enabling legislation (Act 442 of January 19, 1967) that provide for greater flexibility and clarity to local municipalities in managing their open space programs. Most importantly, the amendments state that in addition to the acquisition of land or easements, 25 percent of dedicated open space funds may now be used to maintain, improve, develop, design and engineer lands acquired with dedicated open space taxes. As such, in the case of acquiring lands for public parks or passive recreation with open space funds, additional revenue from the earned income tax (up to 25% annually or from a separate maintenance fund which receives up to 25% of the annual revenue) may be used to manage those lands.

It is also notable that Township actions to preserve land may not always require the commitment of open space tax revenue. For example, the Township could assist with preservation by seeking financial sources other than its owns resources; the City of

Wilmington has previously participated in Honey Brook's land preservation efforts since many of the Township's priorities are located within sensitive "source water protection areas" for the City's drinking water supply. Appendix B. includes a map of priority lands for preservation designated in the City of Wilmington's 2010 Source Water Protection Plan. In addition to funds acquired from the City of Wilmington, additional partners, including Chester County, USDA Natural Resource Conservation Service, Pennsylvania state agencies, Chester County Conservation District, William Penn Foundation, Open Space Institute, Mt. Cuba Center, and numerous private foundations, have been instrumental in the success of Honey Brook's preservation accomplishments.

Chapter 3: Implementation

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Chapter 3: Implementation

A. The Second Five Years – How Did We Do?

Lands Preserved

Honey Brook Township is blessed with generous landowners, unselfish residents, and forward-thinking municipal officials who together are extremely committed to retaining their rich farmlands, scenic open spaces, and rural way of life. Incredible progress continues to be made in preserving farmland and other natural resource lands identified as priorities in the Township's 2012 Land Preservation Plan. This success results from a winning combination of private land stewardship efforts, outreach efforts of the Township's Land Preservation Committee, Township staff efforts, Honey Brook taxpayer contributions, and diverse public, private, and non-profit partnerships who are committed to furthering the Township's land preservation goals.

To date, 5,167 acres, or roughly 32 percent, of the Township's total acreage have been preserved (see Figure 5). Of these 5,167 acres, 2,491 acres (which represents 15.5% of the Township and 48% of the preserved lands) have been protected since the last Land Preservation Plan was written in 2012 (see Figure 6 for the number of a acres preserved each year). The vast majority of lands preserved have been lands eased by Chester County, the Brandywine Conservancy, Natural Lands, and the North American Land Trust. Further lands (just over 600 acres) have been preserved throughout the Township and are comprised of lands around Struble Lake, state lands, and Homeowners Association Lands (HOA).

Appendix J. provides a comprehensive matrix of stakeholders involved with, and the costs to preserve 4,017 acres (this does not include lands around Struble Lake, HOA lands, or other easements held by Natural Lands) of land within Honey Brook Township. Most of these transactions resulted from a financial partnership between the Honey Brook Township Board of Supervisors and the Chester County Board of Commissioners through the Agricultural Land Preservation Board. Remarkably, nearly 2,500 of these acres have been preserved in the past five years. This success can be directly attributed to the Township's aggressive land preservation strategy adopted in 2007, and to the many Honey Brook Township residents who contribute a portion of their annual earned income to the Township's dedicated open space fund in order to maintain the rural character of the township.

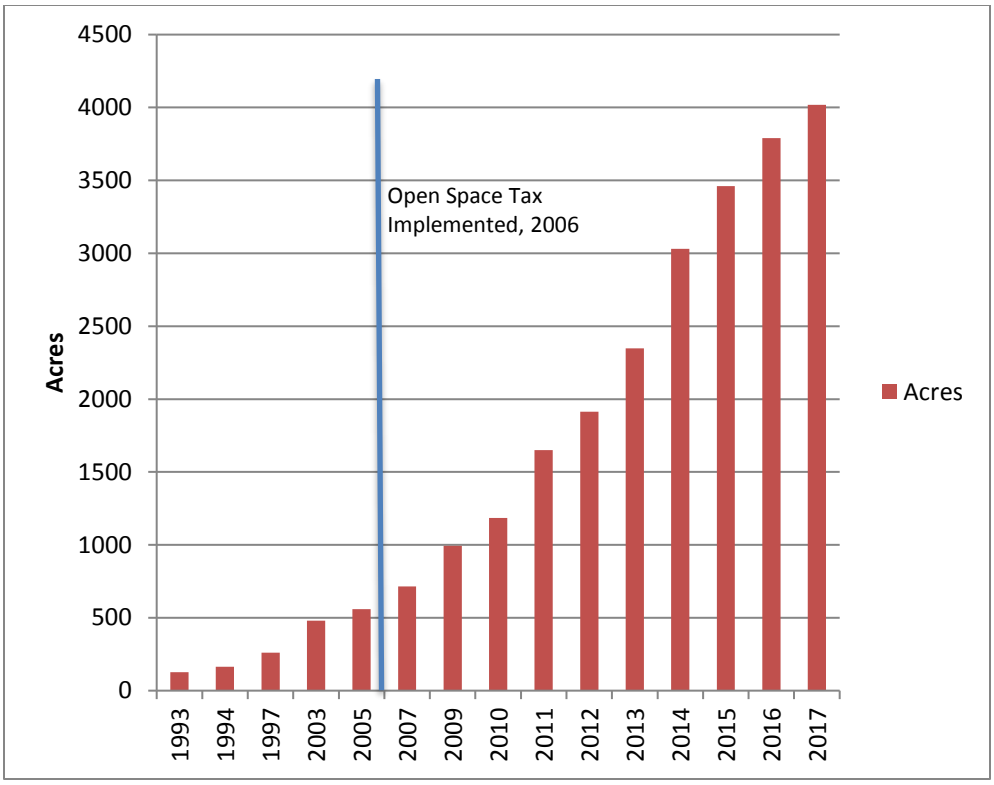


Figure 5: Cumulative acres protected, Honey Brook Township, 1993-2017

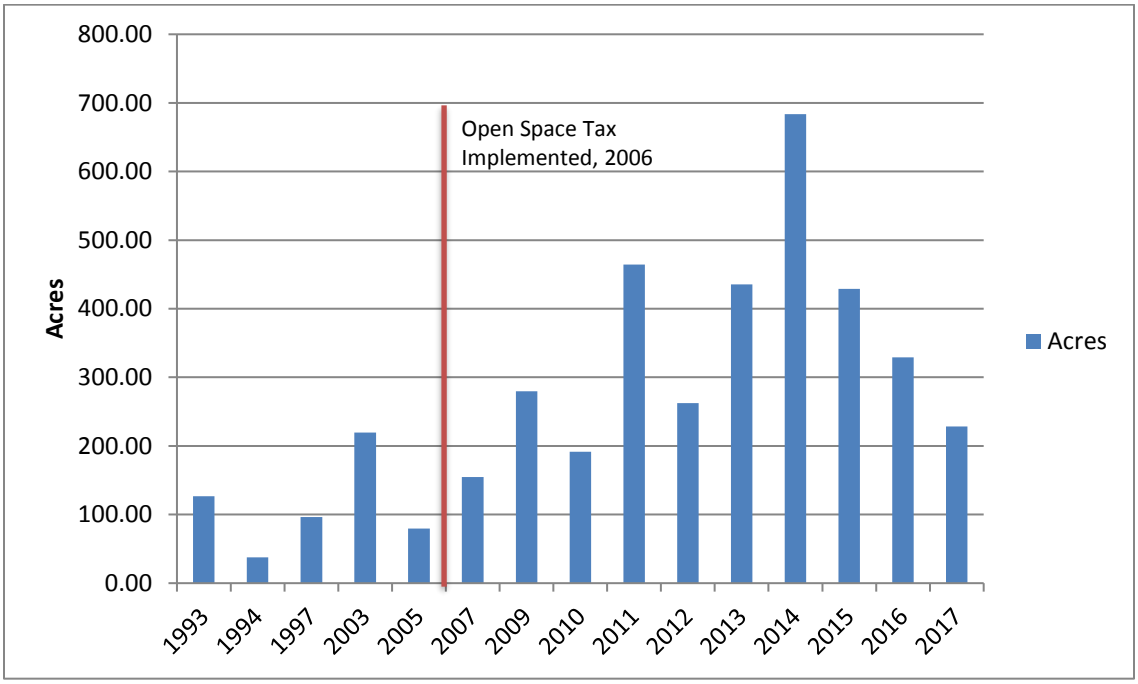
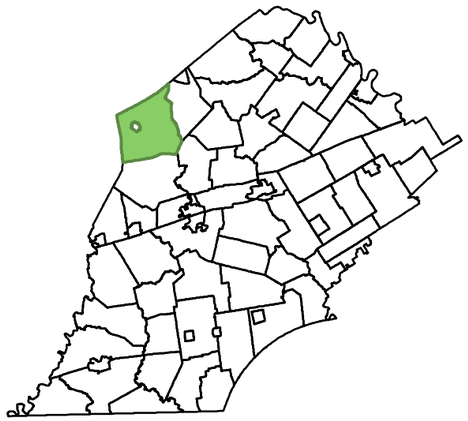
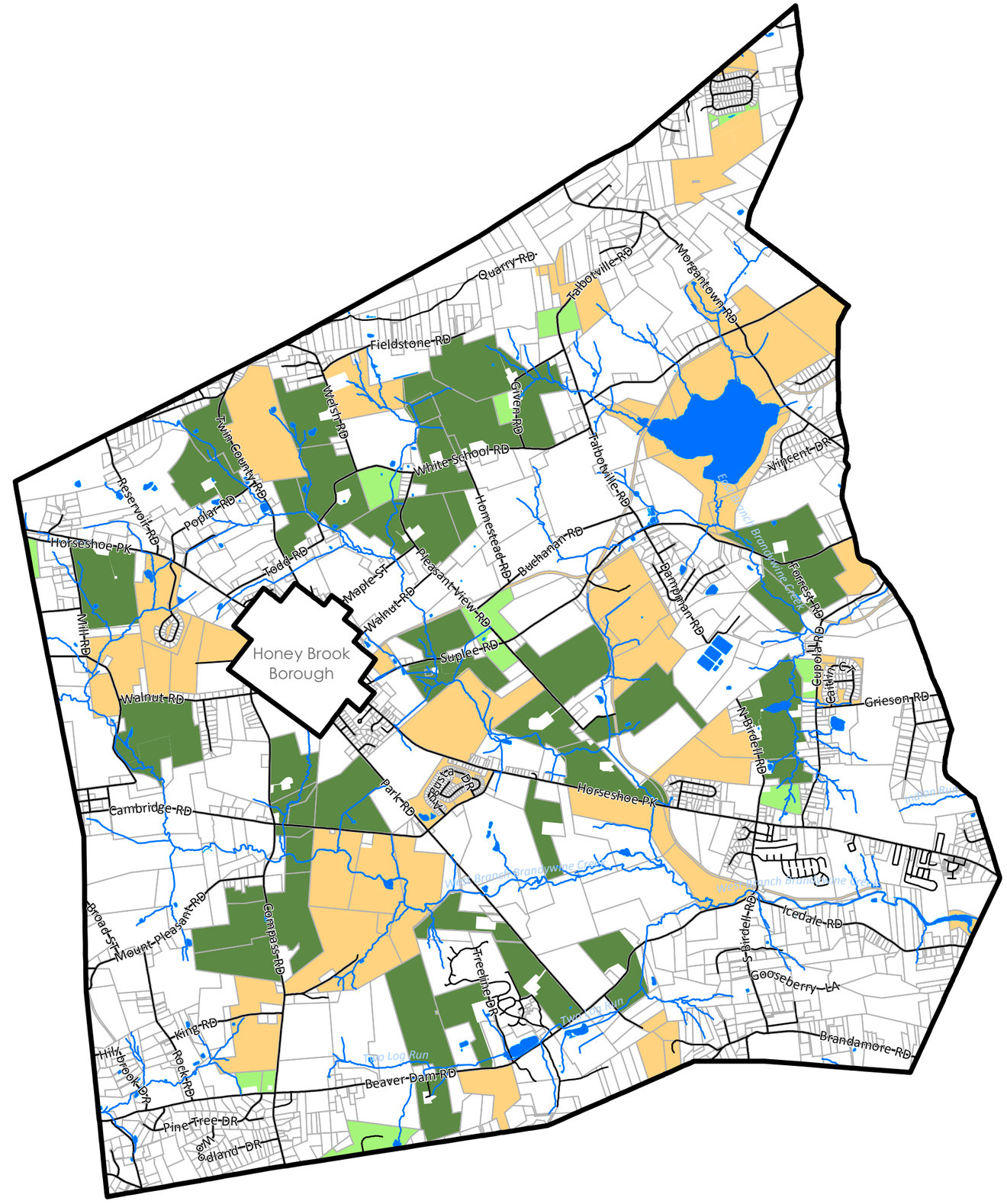


Figure 6: Acres protected per year, Honey Brook Township, 1993-2017

Priority Lands Protected Since 2012

Honey Brook Township





Legend

- Township boundary (16,115.5 ac.)
- Approximate tax parcel boundaries
- Roads
- Water resources
- Bodies of water
- Priority lands protected since 2012 - 2491.3 (15.5% of township)!
- Non-priority lands protected since 2012 - 229.2 (1.4% of township)
- Lands protected prior to 2012 - 2446.5 (15.2% of township)

N W E S

0 0.5 1 1.5 Miles

Data Source: Base data from Chester County Geographic Information Services, 2018.

Disclaimer: This map is for illustrative purposes only and does not constitute a valid survey.

Map created: May 22, 2018

BRANDYWINE CONSERVANCY

Cost to the Township

Since the 2012 Land Preservation Plan, as noted above, Honey Brook Township has been fortunate to protect nearly 2,500 acres of additional land throughout the Township. While the program had obligations toward servicing debt between 2012 and 2016, the Township has also been able to continue its great work in preservation through the program. While the five years preceding the prior plan of 2012 saw a total of 1,243 acres preserved (far exceeding estimates) at a cost of around $4,000,000, the 5 years prior to this current plan saw almost double the acres protected at a cost to the Township of just over $2.5 million. This remarkable achievement (doubling the amount of land protected at only two-thirds the cost of the prior five years) has been accomplished through the continued financial and strategic support of Chester County, non-profit land trusts and others, such as the City of Wilmington, and through the continued generosity of private landowners in the Township.

In addition to the partnerships and willingness of landowners to preserve their lands in Honey Brook, the Township's Land Preservation Program has benefitted from favorable land values over the past 5-7 years, stretching valuable tax dollars even further. At the outset of the Land Preservation Program in 2007, land values ranged from $7,000 an acre to over $10,000 an acre for preservation purposes. Since the great recession of 2008 and 2009, land values for agricultural preservation have fallen to hover around $5,500 an acre. However, there are some indications that these values may slowly rise over the coming years as the real estate economy improves.

In preserving almost 2,500 acres over the past five years, the Land Preservation Committee followed their Plan's preferred financial approach. This approach, described below, was "pay-as-you-go", using only available Open Space Tax revenues, and limited borrowing when needed. Landowners interested in preserving their lands were strongly encouraged to participate in the County/State Agricultural Preservation Program and the Chester County Challenge Grant Program. These landowners were also asked to consider a bargain sale (that is, accept less than fair market value for their easement), and accept the Township's portion of the easement sale payment in yearly installments rather than a lump sum. These two considerations greatly stretched the buying power of the Open Space Tax revenues, and included positive tax implications for the landowner, as explained in Appendix I. of this Plan.

As noted in Chapter 2, land preservation does not always require a commitment of Township open space revenue. For example, over the past five years at least four projects, totaling over 300 acres of land, have been preserved through programs at the State and County level with the use of Municipal funds.

i) EIT Revenue growth

The backbone of the Honey Brook Land Preservation Program is the 0.5% earned income tax (EIT) for open space approved by voters back in 2006. Earned income tax revenues at the outset of the Program garnered just over $600,000 annually for land preservation. Since then, EIT revenues have slowly risen to register around $850,000 annually in 2016 and 2017 (see Figure 7). Over the course of the program, EIT revenues have averaged just over $720,000 annually, at a cost to the average worker of just over $200 per year, or around $17 a month. The increase in EIT revenues over the program period might be attributable to a combination of factors, including, but not limited to, an increase in earnings, an increase in the eligible labor force, or improved collection methods/systems.

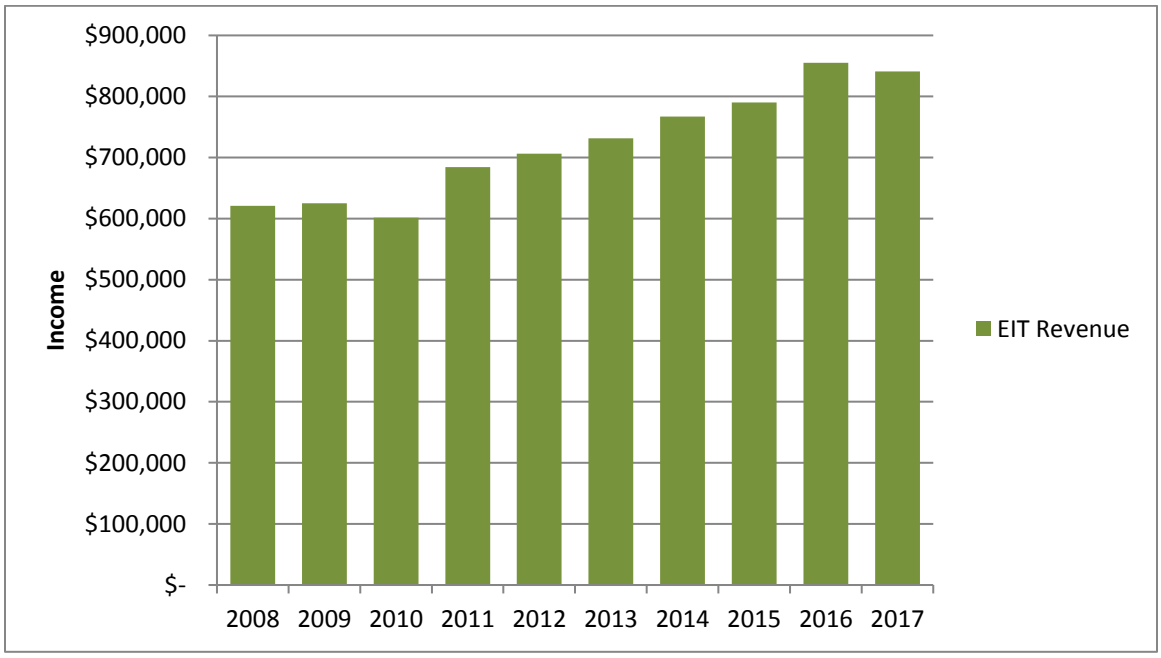


Figure 7: Earned Income Tax Revenues, Honey Brook Township, 2008-2017

Leveraged Funds

While the contributions of Honey Brook's tax payers form the bedrock of the Land Preservation Program, increasingly these dollars have been used to leverage significant funds from non-township sources, lowering the overall cost to Honey Brook for its land preservation efforts. While preservation efforts occur outside of the Honey Brook Land Preservation Program with respect to non-profit easement acquisitions and agricultural easements funded solely with State or County funds, all of the projects involving funds from the Honey Brook Preservation Program since its inception have garnered support and funds from other sources. Figures 8 and 9 highlight the variety of agencies and partners that have worked and financially supported land preservation efforts in Honey Brook. Early on in the Land Preservation program, Honey Brook's financial commitment was generally met 1:1 with funds

from elsewhere. More recently, for every dollar Honey Brook's program contributes toward preservation efforts, between $2 and $3 (see Figure 10) have been contributed through strong partnerships with Chester County, the land trust community, the City of Wilmington, and private foundations. While Honey Brook Township has committed just under $3 million of tax funds since 2012 for preservation on the projects it directly funds, these funds have leveraged almost $6.5 million from external sources on the very same preservation projects.

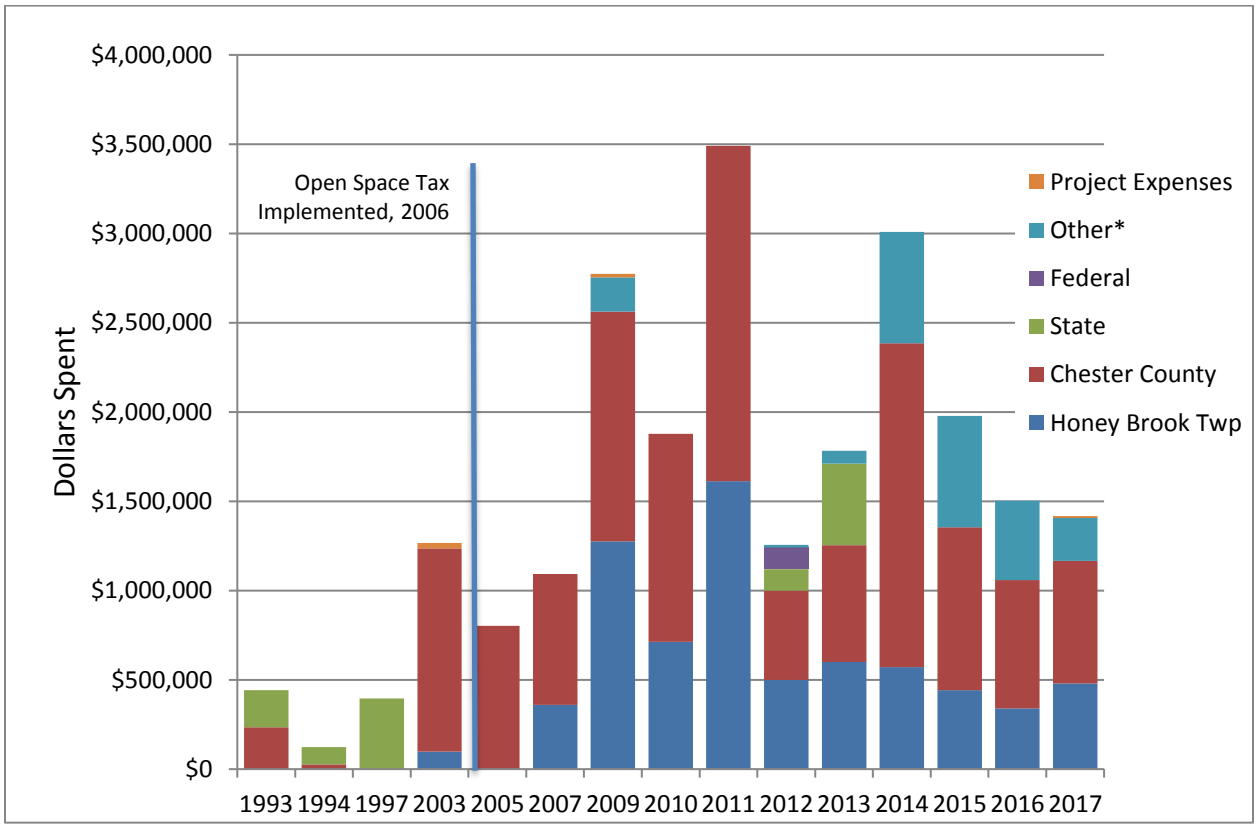


Figure 8: Expenditures on Land Preservation in Honey Brook, 1993-2017

*The Brandywine Conservancy works with multiple funders and supporters to leverage Municipal funds for land preservation.

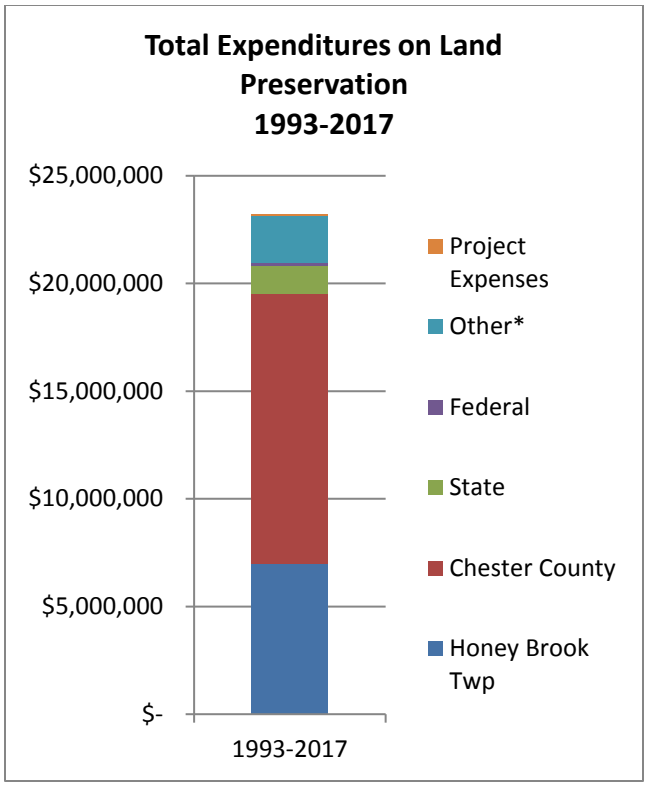


Figure 9: Total Expenditures on Land Preservation in Honey Brook, 1993-2017

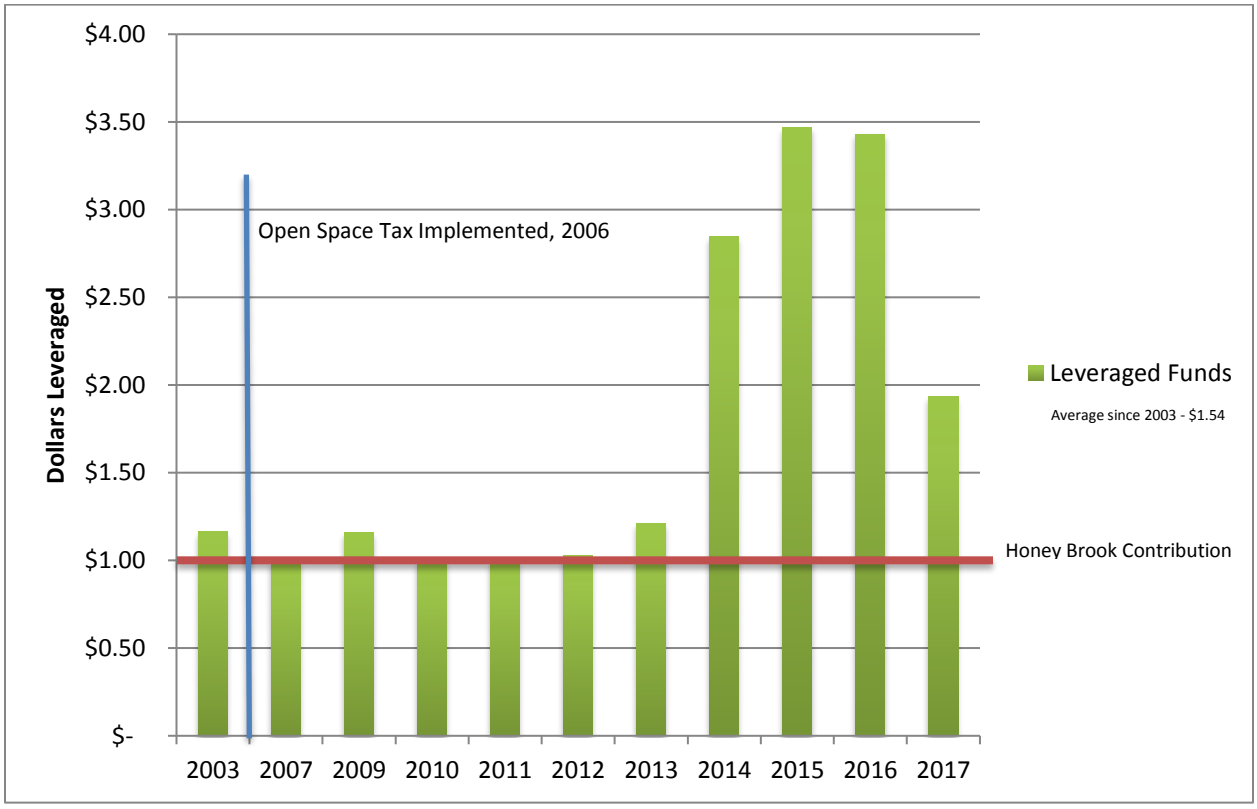


Figure 10: Leveraged Funds per Tax Dollar Expended on Honey Brook funded projects, 2003-2017

Equally important to the Honey Brook taxpayer contributions and outside investment in Honey Brook preservation is that land preservation success would not have happened without the support of Honey Brook farmers and other landowners. Because of these residents' and businessmen's long-term commitment to agriculture and other open space uses, they were willing to voluntarily apply to Chester County either directly, or through the application assistance efforts of non-profit land trusts, for the sale of conservation easements. By selling a conservation easement to the State and/or County, these landowners have forever forfeited the opportunity to develop their land for uses other than agriculture or open space.

The success of the farmland preservation program continues to inspire other farmers to consider placing easements on their land. Much of this continued interest can be attributed to the outreach efforts of the Township's Land Preservation Committee and its partners. One such successful and well attended outreach effort is the Township-sponsored farmers' breakfast. Held during the quieter periods of the year, these landowner-focused events bring representatives from state, county, and local government, non-profit organizations, and businesses together to discuss with attendees ways to improve farming practices, explain practical approaches to complying with complicated state and federal regulations, and cover other topics of local interest. In addition, Township staff make effective use of its website, Township newsletter and other publications to update residents on preservation options and success stories. Others, such as the Brandywine Conservancy and the Chester County Conservation District, also helped with landowner inquiries about government and non-profit land preservation options, conservation funding assistance, and other informational needs that might help facilitate land conservation in Honey Brook.

B. Following on Our Success – The Next Five Years

Preserving Township Lands through Continued Private Land Stewardship

Honey Brook Township continues to be a model of successful land preservation efforts within Chester County that many look at as a model they wish to replicate in their own municipalities. The support of the many partners in preserving land in Honey Brook demonstrates the joint commitment and aspirations to continue the preservation efforts in the Brandywine headwaters. In addition, the steady rate of applications for preservation shows a continued commitment of land owners in the municipality to preserve their land. In a close-knit community such as Honey Brook's Amish agricultural community, positive experiences and associations with preserving land helps further the spread and reach of the program.

Financial Alternatives Available for Preserving Lands

Honey Brook's "pay-as-you-go" financial approach using Open Space Tax revenues has yielded a significant amount of preserved land over the last five years. The challenge facing

the Township for the next five years is determining the financial approach that maintains the excellent land preservation pace now established.

Table 1 presents the Land Preservation Program's projected revenue and expenses for the next five years (2019 – 2023), including expenses associated with land already eased where the landowner has agreed to be compensated over 5 years. Projected easement expenses over the next five years are shown as an average of costs over the past five years but assume lump sum payments to landowners, as opposed to payments spread out over five years which has generally been the norm.

The Land Preservation Committee will continue to strongly encourage landowner participation in the County/State Agricultural Preservation Program and the Chester County Challenge Grant Program. At the same time, the Committee will continue to encourage landowners to accept less than their full value for development rights (bargain easement sale), accept the County's portion of the payment in lump sum, and then take yearly installment payments for the Township's portion of the payment rather than lump sum. To date, landowners who have accepted yearly installment payments from the Township have graciously waived interest payments. And, the Committee with embrace funding participation by other parties.

Earned income tax revenues over the past 5 years (2013-2017) have averaged just under $800,000 annually in open space funds. Assuming EIT revenues continue to average similar amounts moving forward and average land prices remain the same as those seen in the past 5 years, Table 2 reflects a potential financial scenario for the protection of all the priority lands shown in Figure 4. Other assumptions made in this scenario include that the Township is able to continue to leverage funds against its own funds at a rate, on average, that has been seen in the past 5 years (1:2.58).

This scenario demonstrates that within 13 years (a similar time frame to what has already passed for the program) all priority lands could potentially be preserved under the current model. Of course, this assumes the willingness of landowners to continue to show interest in selling their development rights, and does not take into account the potential for purchases associated with land acquisition as opposed to easements alone.

FY End	2018	2019	2020	2021	2022	2023	5 Yr. Total
EIT Revenue Projection*	$ 796,964	$ 796,964	$ 796,964	$ 796,964	$ 796,964	$ 796,964	$ 4,781,784
Account Balance**	$ 475,846	$ 750,699	$ 322,337	$ 411,716	$ 568,559	$ 739,900	
Committed Easement Payments***	*$ (457,611)*	*$ (690,673)*	*$ (172,932)*	*$ (105,468)*	*$ (90,970)*	*$ (35,000)*	$ (1,552,654)
Projected Easement Payments****	*$ -*	*$ (486,653)*	*$ (486,653)*	*$ (486,653)*	*$ (486,653)*	*$ (486,653)*	$ (2,433,265)
EIT Collection Fee	*$ (15,000)*	*$ (15,000)*	*$ (15,000)*	*$ (15,000)*	*$ (15,000)*	*$ (15,000)*	$ (90,000)
Closing Fees*****	*$ (49,500)*	*$ (33,000)*	*$ (33,000)*	*$ (33,000)*	*$ (33,000)*	*$ (33,000)*	$ (214,500)
Total Expenses	*$ (522,111)*	*$ (1,225,326)*	*$ (707,585)*	*$ (640,121)*	*$ (625,623)*	*$ (569,653)*	$ (4,290,419)
Year End Net Projection Balance***	**$ 750,699**	**$ 322,337**	**$ 411,716**	**$ 568,559**	**$ 739,900**	**$ 967,211**	

Table 1: Projected Municipal Revenues and Expenses, 2018-2023

*Based upon 2013-2017 Average EIT Revenue

** As of end of Qtr. 4.

*** Based upon existing approved projects.

****Reflects average preservation costs 2013-2017.

***** 2018 represents true cost. Years 2019-2023 based upon estimated cost ($5,500) per project over past 5 years (6 projects per year).

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5 Yr. Average per acre cost	$ 4,828
Acres of unprotected Priority Lands (Figure 4)	5,500
Total cost of protection at 5 yr. average cost per acre	$ 26,554,000
Township obligated share based on funds leveraged in last 5 years	38.8%
Cost to Township for total protection (at 39% obligation rate)	$ 10,302,952
5 Year Average EIT Revenue (2013-2017)	$ 796,963
Years to full priority protection	13 Years

Table 2: Projected Costs for the Protection of Priority Lands

Notes: Assumes continuation of 0.5% EIT; Estimates based upon averages for projects involving Municipal funds between 2013 and 2017; Protection of all the Priority parcels shown in Figure 4 would result in 63% of the Township being preserved.

The current land preservation program has achieved more in the first ten years than originally expected. In ten years the Township has gone from less than 5% of the lands preserved to over 30% of the Township lands preserved. This is a significant achievement and reflects the constituent's acceptance of the program. Using this success, the Township and its partners have successfully leveraged this to not only bring additional resources to bear for preservation, but because of the success, and the attention it has garnered and deserves, have found increased interest from the scientific community to study preservation and its impacts on water quality. This has been stimulated by the preservation program attracting additional resources to implement best management practices (to mitigate farming's effects on water quality) on farms preserved in the program. This has created the perfect relationship of land preservation and water quality enhancement for the municipality. The successes of this program and the additional funds have created further opportunities that are presented below.

1. In addition to using the land preservation dollars for preservation, up to 25% can be used in land management/stewardship. The Land Preservation Committee recommends looking into the opportunity of using a portion of the fund to invest in Best Management Practices (described in Chapter 1, Section E. a) on lands that are preserved with Township funds. This will ensure land preservation and good water quality to the constituents of Honey Brook and their downstream neighbors.

2. In addition to placing easements on land, the funds can be used for purchasing land. The Committee recommends conducting a study in cooperation with the Township Parks and Recreation committee to identify potential parcels in the township for friendly acquisition to provide additional recreational opportunities in areas of the Township currently underserved with access to recreational (both passive and active) opportunities.

3. Due to good fiscal management and the leveraging of outside resources, the Township has a small surplus from the income collected by the earned income tax

that is dedicated to this program. The Land Preservation Committee recommends that if the surplus ever exceeds $4 million, the tax should be halved. The Committee feels that such a reserve would be enough of a buffer to react to any opportunities while still generating an income (with the current funding partners) to continue to run the program effectively.

4. The Committee also sees the merit in the Township's Transfer of Development program (TDR) and recommends evaluating the opportunities for the Township to purchase and bank TDRs for later use. These can then be sold to developers to be used in the receiving areas on the eastern side of the Township, as well as in and around Honey Brook Borough to improve the Borough's economic base and revitalization plans.

General Policies with Respect to Purchasing Development Rights

The Township will continue to observe the following general policies with respect to purchasing development rights:

- Applications shall be reviewed by the Land Preservation Committee (LPC) against the Preservation Priorities map (Figure 2).
- Capitalizing on preservation opportunities shall be of higher priority than borrowing cost avoidance, as long as a funding source is available.
- The LPC shall review the Township's financial situation annually, prior to the need to certify financial commitment to the County. The LPC shall recommend to the Board of Supervisors whether or not the Township should increase its cash-on-hand by borrowing after comparing likely applications and projected payouts.
- Each participating landowner will be asked to donate 10% of the value of their land. Higher priority shall be given to those applications that agree to donate over those that do not, though each application shall be reviewed on a case-by-case basis.
- Each participating landowner will be asked to accept annual installment payments for the Township's share of the payment. For Township total value under $250,000, the term offered shall be not less than five years. For Township total value between $251,000 and $500,000 the term offered shall be not less than ten years. For Township total value exceeding $501,000, the term offered shall be not less than 15 years. The landowner has the right to accept longer terms if desired. Accepting installment payments is not an automatic qualifier for the Township's participation, nor is "not accepting" an automatic disqualifier. The Township shall not pay interest on the amount owed, unless the total payment (with interest) is less than the Township's cost to borrow (including origination fees). Use of a municipal bank loan, or modest to

large general obligation municipal bond would also forgo the need for annual installment payments.

The Preservation Process

The vast majority (over 90%) of the Honey Brook farmland preservation projects conducted since 2007 have followed the following steps.

1. The Landowner Contacts a representative from the Brandywine Conservancy.
2. The Conservancy discusses preservation options over the phone and works to understand the family goals.
3. A meeting on the farm is arranged. Maps are created of the property and research is done to determine if the farm has a conservation plan, if it is enrolled in the Township's Agricultural Security Area, if the farm is enrolled in the 319 Clean and Green Tax Preferential Program, and any other government or non-government programs that the farm is eligible to participate in and may be of interest to the landowner. A packet of this information is put together including an application to the County's farmland preservation program
4. Meet with the landowner and review goals and research information on farm. If required: fill out the Agricultural Security form, arrange for a conservation plan consultant to meet with the farmer, fill out the 319-Program application, and investigate other opportunities. Finally, fill out the non-binding farmland preservation application and submit on behalf of the landowner.
5. Continue to act as the consultant to the farmer throughout the preservation process.

Overall, the goal is to assist the farmer in not only preservation but with a multitude of programs that will assist the farmer to meet their business goals and their land stewardship objectives while also working toward selling their development rights and preserving the farm.

Supporting Actions for the Land Preservation Program

- Continue to use agricultural zoning to compliment the Land Preservation Program. This zoning supports farming practices and also provides on-farm entrepreneurial opportunities to supplement family farm incomes. While agricultural zoning cannot be relied upon to permanently protect Honey Brook's rich agricultural resources, it helps to maintain agricultural land values and keeps land in farming or other open space uses while owners contemplate various land preservation options. This zoning district applies to 10,034 acres of the Township, a large percentage of which is comprised of prime farmland soils. A map of the Township's zoning districts is presented in Appendix I.
- Continue to allow farm - and other landowners - the ability to convey (sell or donate) Transferable Development Rights (TDRs) as another option for achieving this Plan's

land preservation goals. As of this writing, landowners in the agricultural zoning district have obtained Board of Supervisors' certification of 253 TDRs, and 29 of those have been severed and sold, dramatically reducing the development potential on several Township farms. [The twenty-nine severed TDRs were approved for use in the Village Green residential townhouse development (18), and an industrial development near the Morgantown-area turnpike interchange (11). The developer of the Tabas tract on the eastern end of the Township also intends to use purchased TDRs to increase this single-family detached residential subdivision's dwelling unit yield.]

- Consider buying remaining TDRs from landowners who have partially severed and sold other TDRs, in order to preserve these farms. The Board of Supervisors is permitted under PA Act 153 to utilize its open space tax revenues to purchase TDRs. The Township can sell purchased TDRs to developers for use in areas of the Township, or possibly Honey Brook Borough, planned for growth, and can reinvest the sale proceeds in further land preservation. Or, the Board could decide to permanently "retire" purchased TDRs, leaving them forever unused. Consider partnering with private land trusts that may also purchase and sell TDRs in an effort to preserve more of Honey Brook's priority lands.
- Under the new zoning ordinance adopted in late 2018, landowners who are severing TDRs from their land are now required to record a conservation easement on that portion used to generate the TDRs. The Township's former zoning ordinance did not require landowners who sever TDRs to formally restrict their land until all (but 1) TDRs had been severed from the property. This ability to delay property restrictions did have an unintended, negative consequence. Chester County's Agricultural Land Preservation Board does not consider a parcel legally "preserved" until a conservation easement exists on that land. This policy has prevented some Honey Brook landowners from improving their "scoring" for easement purchase by being located next to a farm where TDRs have been severed, yet no conservation easement exists. The 2012 Land Preservation Plan recommended this "loophole" in the Township's zoning ordinance be removed. With adoption of the 2018 zoning ordinance, the Township could, as a way of softening the landowner impact of this new requirement: a) use some of its open space tax revenues to help pay landowner costs for easement recordation, or b) gain the financial support of area land trusts in helping landowners prepare and record such conservation easement documents.
- Request that the Chester County Agricultural Land Preservation Board revise its policy and procedures regarding the requirement that any existing TDRs be extinguished as part of the County's easement purchase transaction. Instead, landowners should be permitted to convey any unused TDRs to a municipality <u>prior to</u> the County conservation easement transaction, when that municipality has contributed its funds toward the County conservation easement purchase. These TDRs can then banked by the municipality, and sold to a developer when proposing a plan that's consistent with the municipality's planned growth areas. The proceeds from the TDR sales can be used by the municipality for additional land preservation transactions.

- Continue to partner with the City of Wilmington, Delaware on land preservation activities within Honey Brook, a priority headwaters area for the City's public water supply and formal Source Water Protection Program.
- Continue to partner with Chester County and non-profit land trust organizations who have common interests in the preservation of Honey Brook Township farm and forest lands, and who have access to land preservation funding opportunities.

Appendix A:
Open Space Tax Ordinance

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ORDINANCE NO. 115-2005
HONEY BROOK TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

AN ORDINANCE ADOPTED PURSUANT TO ACT 153 OF 1996 ON THE QUESTION OF THE IMPOSITION OF AN ADDITIONAL TAX AT A SPECIFIED RATE TO RAISE REVENUE TO PURCHASE INTERESTS IN REAL PROPERTY;

BE IT HEREBY ENACTED AND ORDAINED by the authority of the Board of Supervisors of Honey Brook Township, Chester County, Pennsylvania as follows:
SECTION 1. As provided by Act 153 of 1996, a referendum shall be conducted during the municipal election in November 2005 for the registered voters of Honey Brook Township to choose whether they are in favor of the imposition of an additional tax on earned income at a rate of one half of one percent (.005) to purchase interests in real property for the purpose of land preservation.
SECTION 2. The referendum shall be governed by the provisions of the Act of June 3, 1937 (P.L. 1333, No. 230) known as the Pennsylvania Election Code (25 P.S. 2600 et seq.).
SECTION 3. The question on the ballot shall be framed in the form: "Do you favor the imposition of an additional tax on earned income at the rate of one half of one percent (.005) by the Township of Honey Brook to be used to purchase interests in real property and/or to make additional acquisitions of real property for the purpose of preserving land for agricultural and open space uses?"
SECTION 4. If any sentence, clause, section or part of this Ordinance is for any reason found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, sections or parts of this Ordinance.
SECTION 5. All ordinances or parts of ordinances conflicting or inconsistent herewith are hereby repealed.
SECTION 6. This Ordinance shall become effective five (5) days from the date hereof.

DULY ENACTED AND ORDAINED this 13th day of July, 2005 by the Board of Supervisors of the Township of Honey Brook, Chester County, Pennsylvania, in lawful session duly assembled.

BOARD OF SUPERVISORS OF HONEY BROOK TOWNSHIP

D. Weston Darby, Jr., Chairman

Gregory M. Carey, Vice-Chairman

Donald E. Johnson, Member

ATTEST:

Secretary

C:\Shared Data\Admin Dept\Township Code\General Ord\Ordinance #115-2005_land pres ref.doc

ORDINANCE NO. 117-2005

HONEY BROOK TOWNSHIP
CHESTER COUNTY, PENNSYLVANIA

AN ORDINANCE PURSUANT TO ACT 153 OF 1996 AUTHORIZING THE INCREASE OF THE EXISTING TAX ON EARNED INCOME TO RAISE REVENUE FOR THE PRESERVATION OF FARMLAND AND OPEN SPACE PURPOSES

BE IT ENACTED AND ORDAINED by the Board of Supervisors of Honey Brook Township as follows:

Section 1, Purpose. As provided by Act 153 of 1996 a referendum was conducted during the election of November 2005 wherein the registered voters of Honey Brook Township approved an increase in the current tax on earned income by one-half (1/2) of one percent (1%) (.005) to raise revenue for the preservation of farmland and open space. The purpose of this ordinance is to implement the will of the voters by increasing the current tax on earned income.

Section 2, History. Ordinance #16, adopted December 6, 1971 established an earned income tax of one percent (1%). One half (1/2) of the revenue raised from this tax is claimed by the Twin Valley School District as allowed under current law.

Section 3, Imposition of the Tax. Effective the tax year commencing January 1, 2006 and for each tax year thereafter, there shall be imposed by Honey Brook Township an additional tax at the rate of one half (1/2) of one percent (1%) (.005) on the earned income, as defined by the Local Tax Enabling Act, of Honey Brook Township residents.

Section 4, Instructions. The revenue raised from the additional tax shall be kept in a separate account, open to public inspection under Act 100 of 2002, the Open Records Law and as provided for under Resolution 12-2002, Honey Brook Township Open Records Policy. The revenue raised from the additional tax shall only be used for the purpose described herein, and is not eligible for distribution to any agency or organization not directly involved in achieving said purpose. The cost of collection of the additional tax shall be paid from the proceeds of the additional tax.

Section 5, Officer Authorization. The appropriate officers of the Board of Supervisors are authorized to take whatever actions are necessary and appropriate to carry out the purpose of this ordinance.

Section 6, Severability. If any provision, sentence, clause, phrase, section or part of this Ordinance is found to be unconstitutional, illegal or invalid, such unconstitutionality, illegality or invalidity shall not affect or impair any of the remaining provisions, sentences, clauses, phrases or parts of the Ordinance.

Section 7, Repealer. All Ordinances or parts of Ordinances conflicting or inconsistent herewith are hereby repealed.

Section 8, Effective Date. This Ordinance shall become effective one (1) day from the date hereof.

DULY ENACTED AND ORDAINED this 22d day of December, 2005 by the Board of Supervisors of the Township of Honey Brook, Chester County, Pennsylvania, in lawful session duly assembled.

BOARD OF SUPERVISORS OF
HONEY BROOK TOWNSHIP

D Weston Darby, Jr., Chairperson

Gregory M. Cary, Vice-Chairperson

Donald Johnson, Member

ATTEST:

Secretary

Appendix B:
Supporting Priority Map

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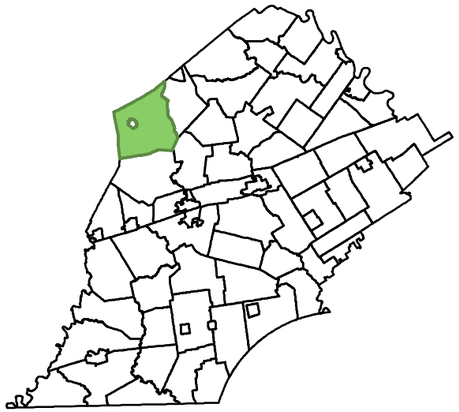
City of Wilmington Priority Protection Areas

Honey Brook Township



Legend

- Township boundary (16,115.5 ac.)
- Approximate tax parcel boundaries
- Roads
- Water resources
- Bodies of water
- City of Wilmington Priority Protection Areas - 5892.3 ac. (36.6% of township)
- Protected Lands - 5167.1 ac. (32.1% of township)

N
W E
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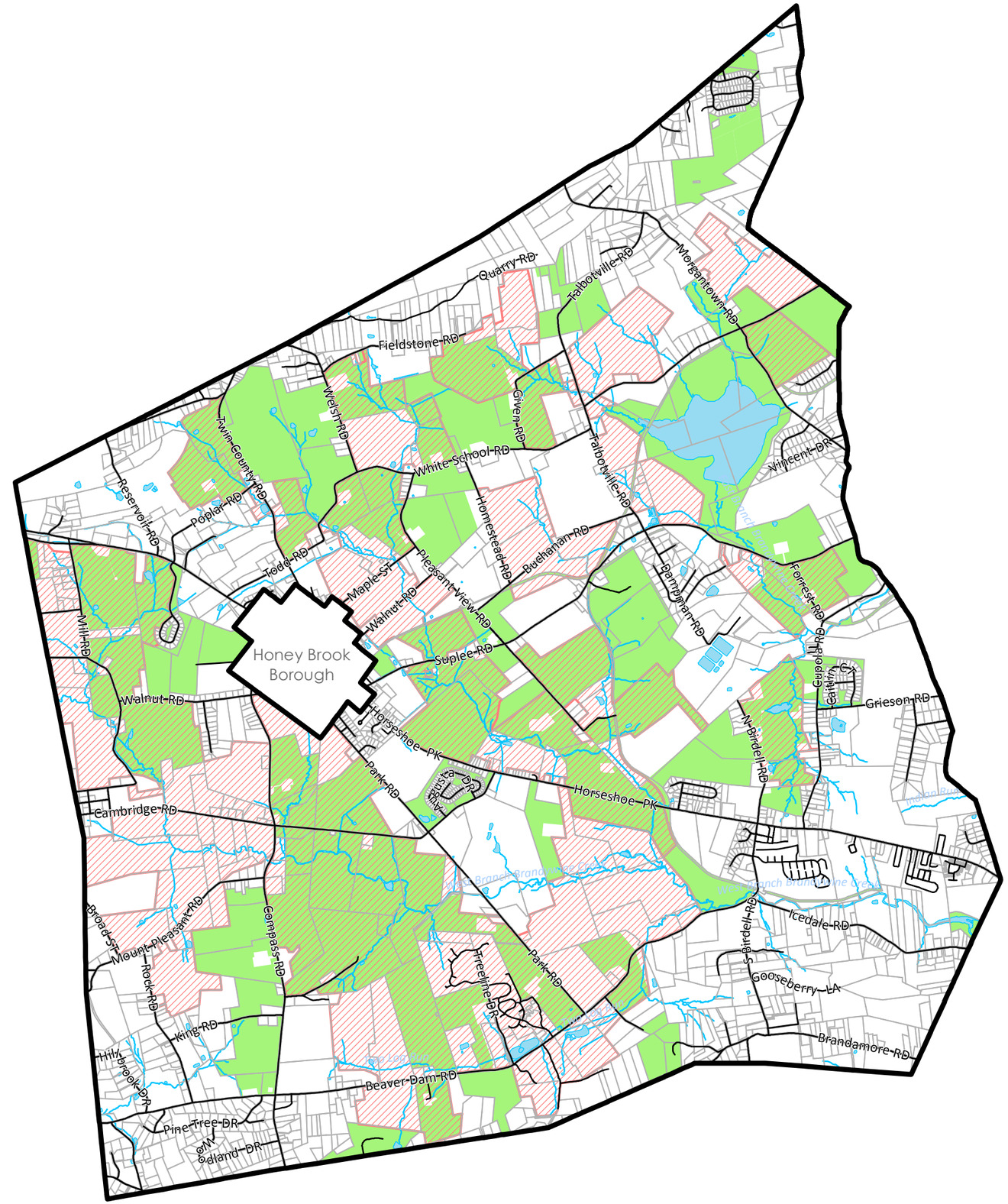
0 0.5 1 1.5 Miles

Data Source: Base data from Chester County Geographic Information Services, 2018.

Disclaimer: This map is for illustrative purposes only and does not constitute a valid survey.

Map created: May 22, 2018

BRANDYWINE CONSERVANCY



Appendix C:
Supporting Agricultural Maps

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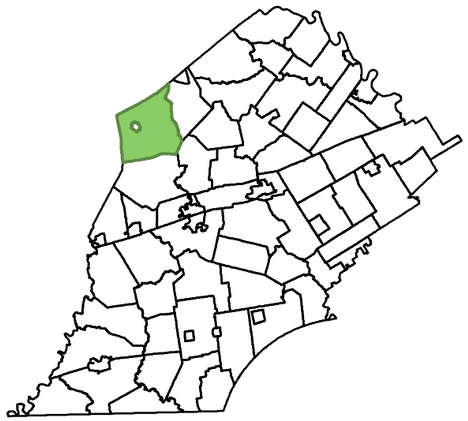
Prime Agricultural Soils

Honey Brook Township



Legend

- Township boundary (16,115.5 ac.)
- Approximate tax parcel boundaries
- Roads
- Water resources
- Bodies of water
- Prime agricultural soils - 9241.4 ac. (57.3% of township)

N
W E
S

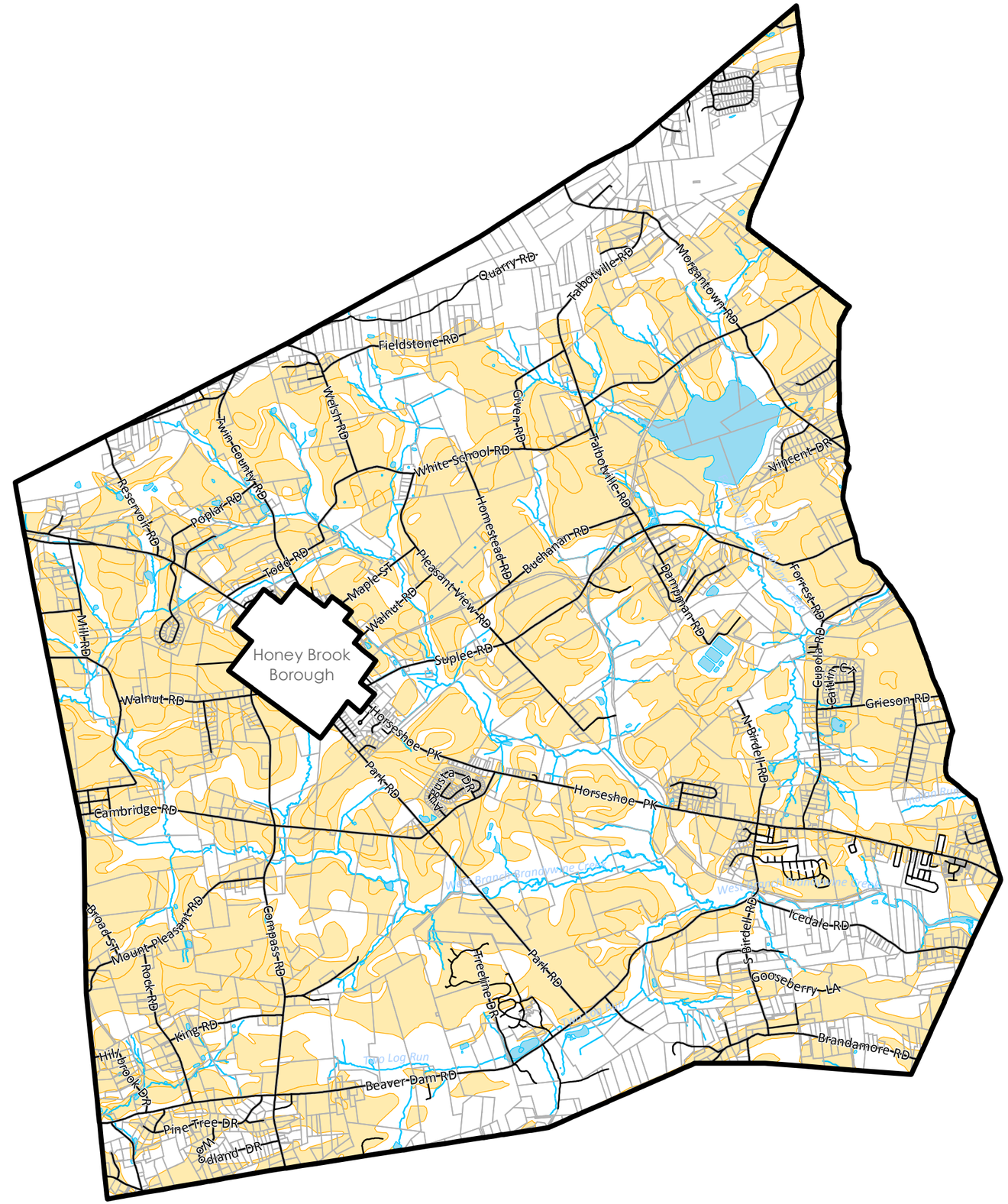
0 0.5 1 1.5 Miles

Data Source: Base data from Chester County Geographic Information Services, 2018.

Disclaimer: This map is for illustrative purposes only and does not constitute a valid survey.

Map created: May 22, 2018

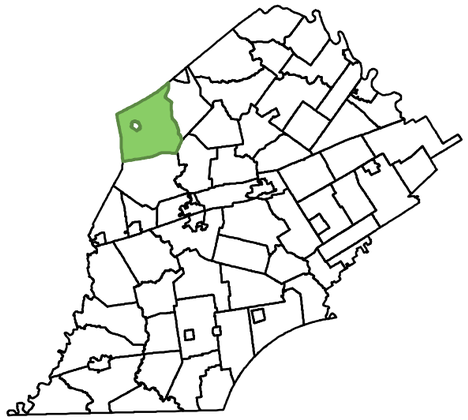
BRANDYWINE CONSERVANCY



Prime Agricultural Soils

(Parcels 50 acres or greater)

Honey Brook Township



Legend

- Township boundary (16,115.5 ac.)
- Approximate tax parcel boundaries
- Roads
- Water resources
- Bodies of water
- Protected Lands - 5167.1 ac. (32.1% of township)
- Parcels ≥50 ac. with ≥50% prime ag. soils - 1718.4 ac. (10.7% of township)
- Parcels ≥50 ac. with ≥75% prime ag. soils - 1528.4 ac. (9.5% of township)

N W E S

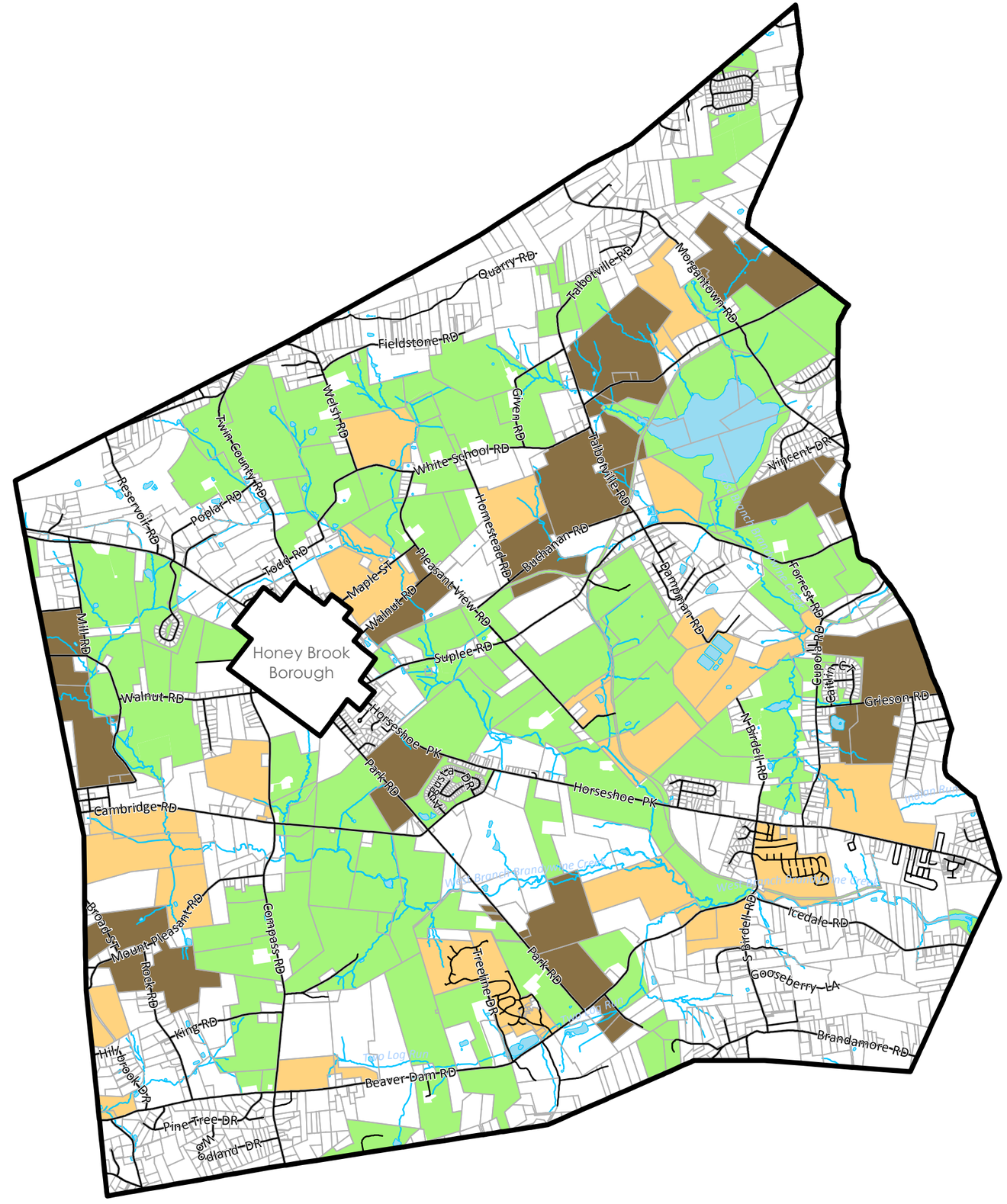
0 0.5 1 1.5 Miles

Data Source: Base data from Chester County Geographic Information Services, 2018. Soils data from NRCS, 2013.

Disclaimer: This map is for illustrative purposes only and does not constitute a valid survey.

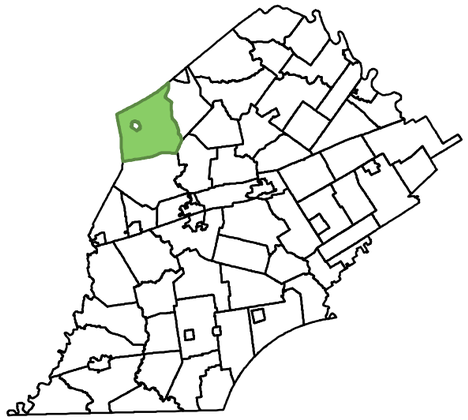
Map created: June 27, 2018

BRANDYWINE CONSERVANCY



Lands Within Agricultural Security Areas

Honey Brook Township



Legend

- Township boundary (16,115.5 ac.)
- Approximate tax parcel boundaries
- Roads
- Water resources
- Bodies of water
- Agricultural Security Area

N W E S

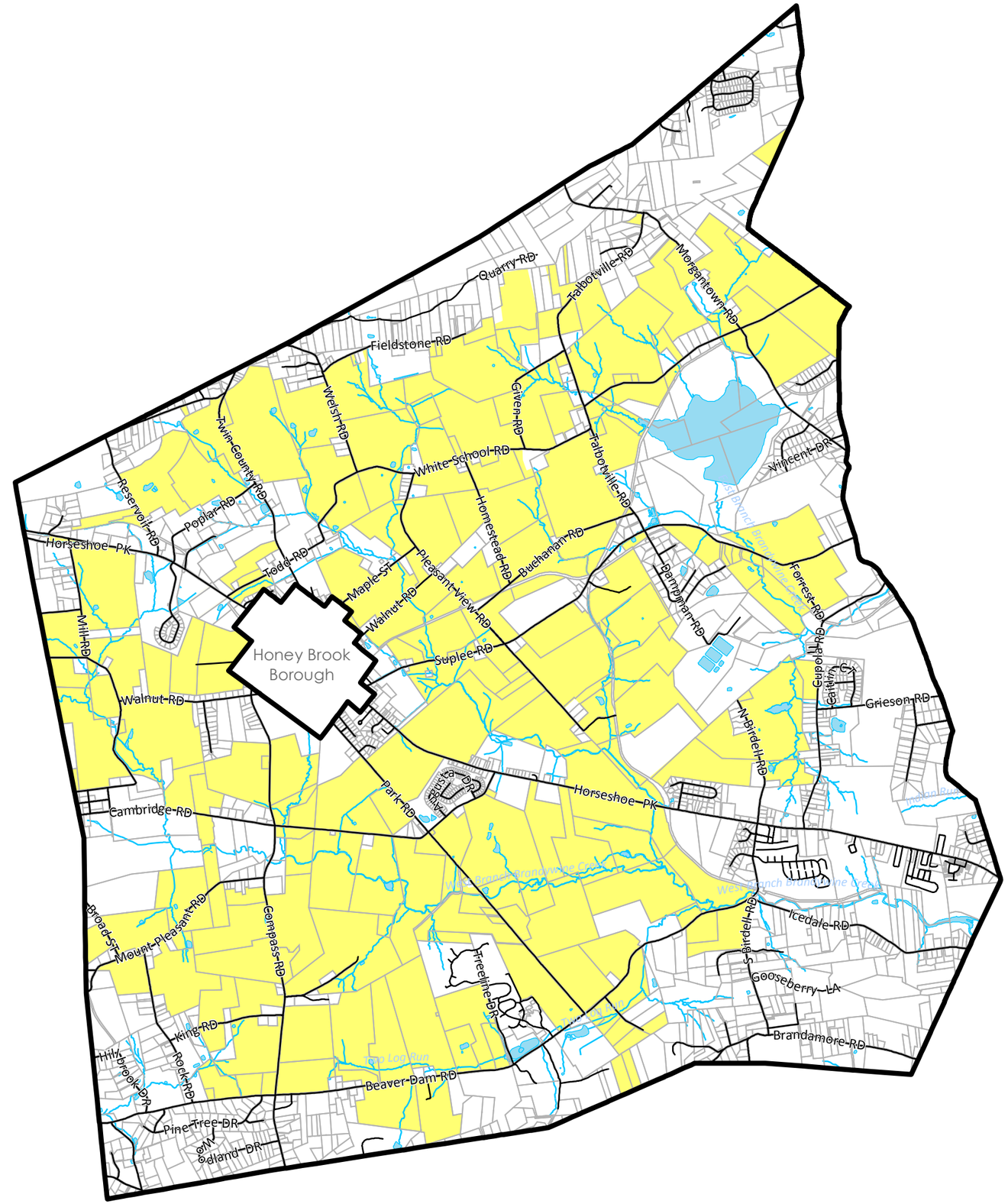
0 0.5 1 1.5 Miles

Data Source: Base data from Chester County Geographic Information Services, 2018.

Disclaimer: This map is for illustrative purposes only and does not constitute a valid survey.

Map created: May 22, 2018

BRANDYWINE CONSERVANCY



Appendix D:
Township TDR Program

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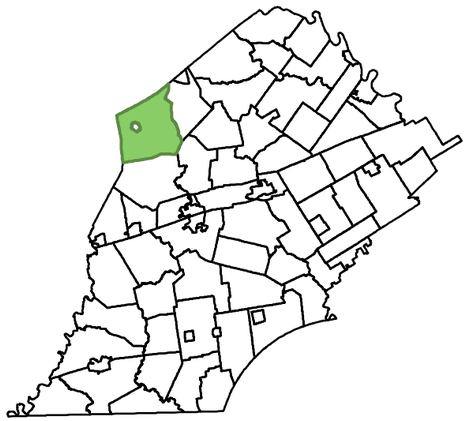
TDR Program Status

Honey Brook Township



Legend

- Township boundary (16,115.5 ac.)
- Approximate tax parcel boundaries
- Roads
- Water resources
- Bodies of water
- TDRs Certified
- TDRs Received
- Protected Lands - 5167.1 ac. (32.1% of township)

N W E S

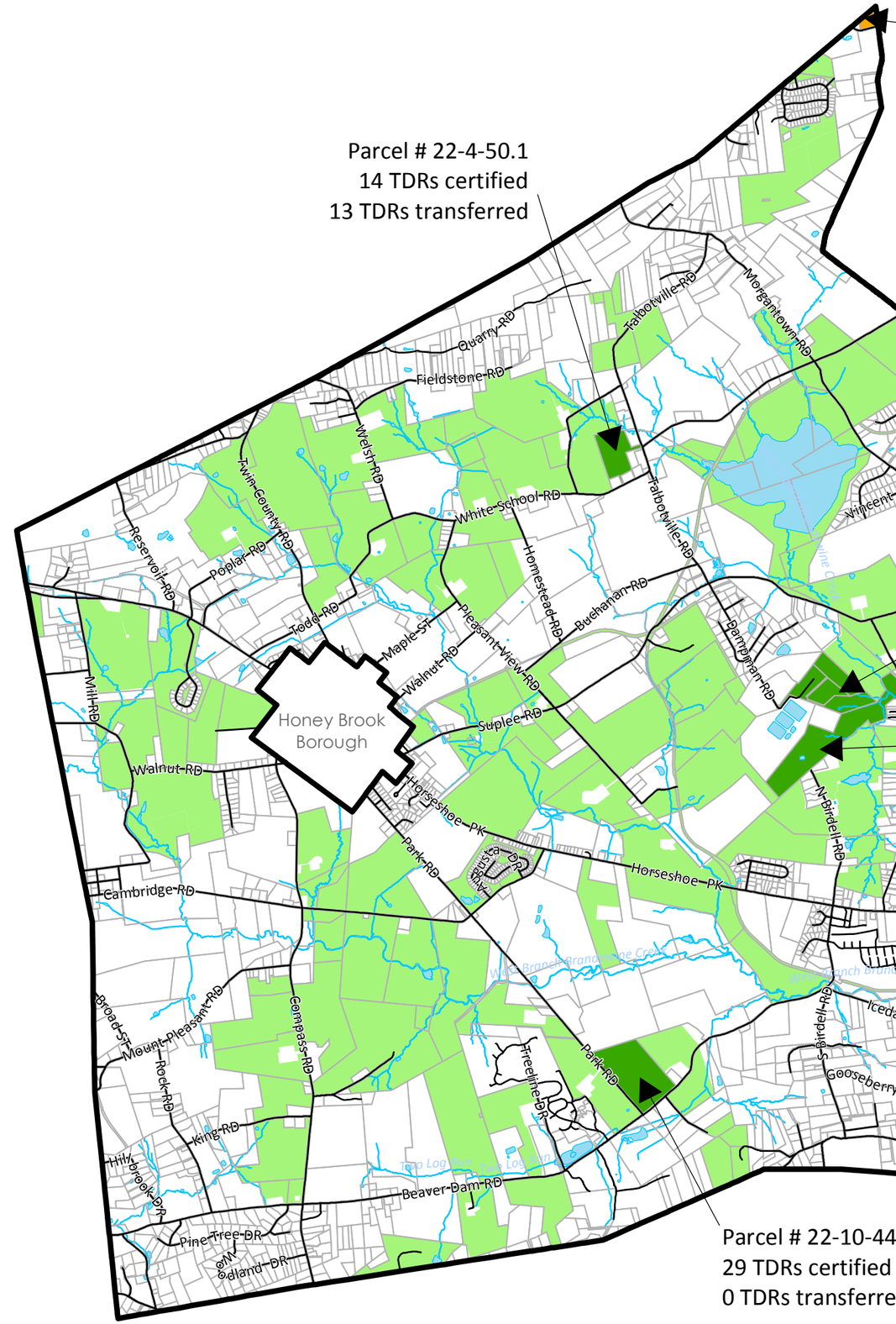
0 6 12 18 24 30 Miles

Data Source: Base data from Chester County Geographic Information Services, 2018.

Disclaimer: This map is for illustrative purposes only and does not constitute a valid survey.

Map created: May 22, 2018

BRANDYWINE CONSERVANCY



Parcel # 22-2-11
11 TDRs received

Parcel # 22-4-50.1
14 TDRs certified
13 TDRs transferred

Parcel # 22-8-8.4
23 TDRs certified
4 TDRs transferred

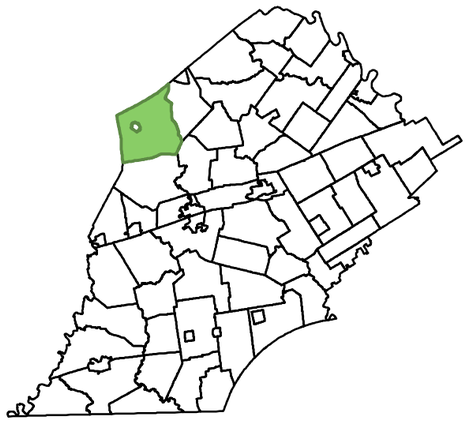
Parcel # 22-8-8
23 TDRs certified
13 TDRs transferred

Parcel # 22-8-86
18 TDRs received

Parcel # 22-10-44.2
29 TDRs certified
0 TDRs transferred

TDR Receiving Areas

Honey Brook Township



Legend

- Township boundary (16,115.5 ac.)
- Approximate tax parcel boundaries
- Roads
- Water resources
- Bodies of water

Receiving Zones

- Business Industrial District
- Mixed Use - Residential District
- Mixed Use - Commercial District

N W E S

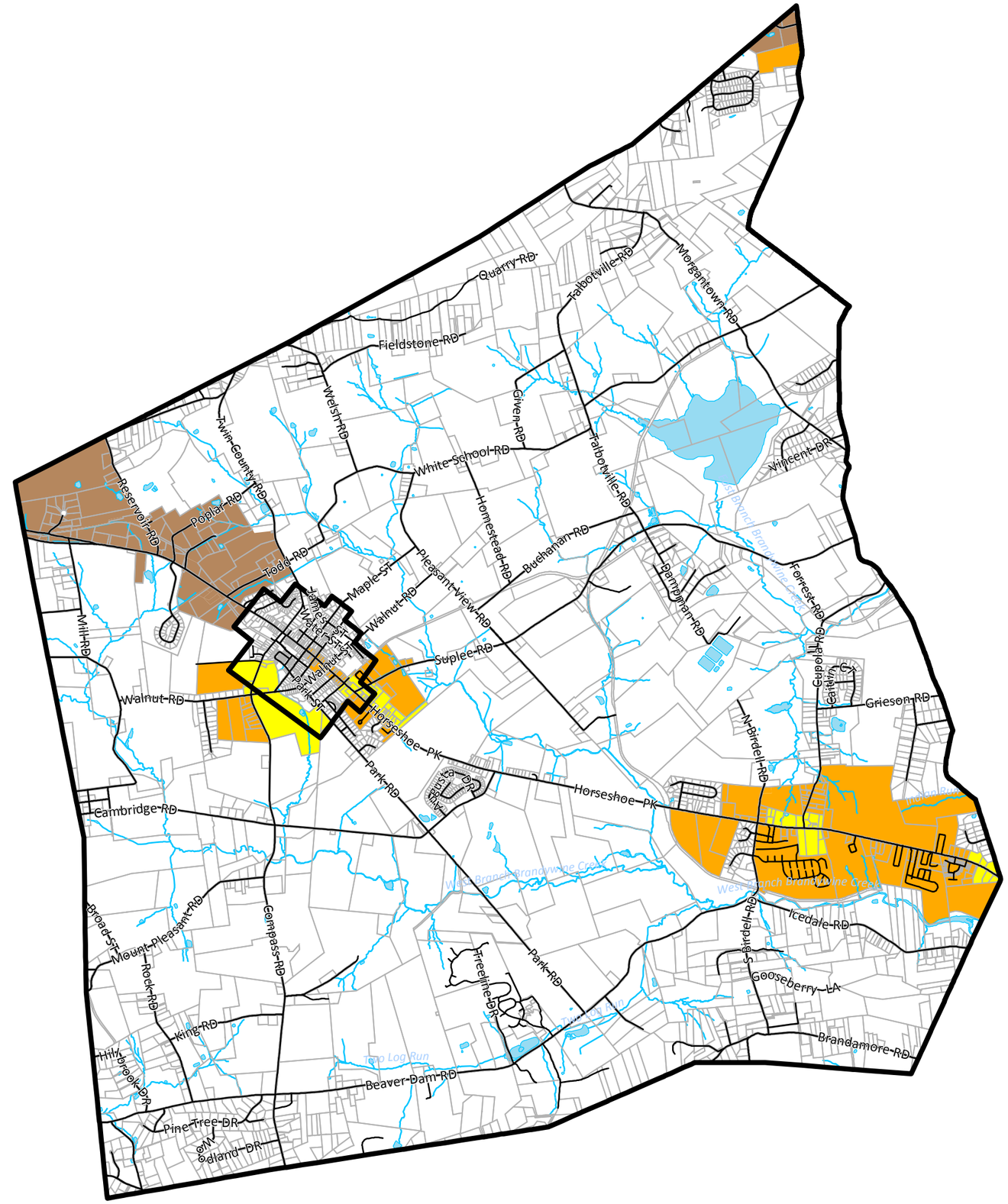
0 0.5 1 1.5 Miles

Data Source: Base data from Chester County Geographic Information Services, 2018.

Disclaimer: This map is for illustrative purposes only and does not constitute a valid survey.

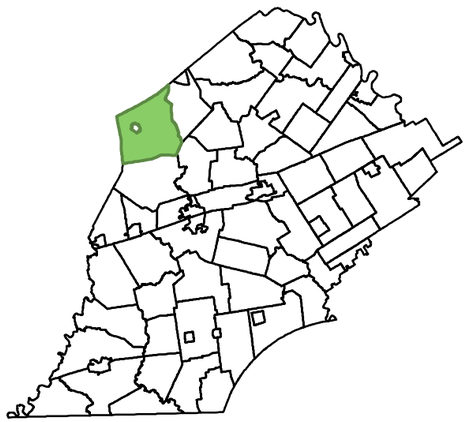
Map created: May 22, 2018

BRANDYWINE CONSERVANCY



TDR Sending Areas

Honey Brook Township



Legend

- Township boundary (16,115.5 ac.)
- Approximate tax parcel boundaries
- Roads
- Water resources
- Bodies of water
- Protected Lands - 5167.1 ac. (32.1% of township)

TDR Allocation

- 0 to 10
- 10 to 20
- 20 to 30
- 30 to 40
- 40 to 50
- 50 to 60
- 60 and greater

N W E S

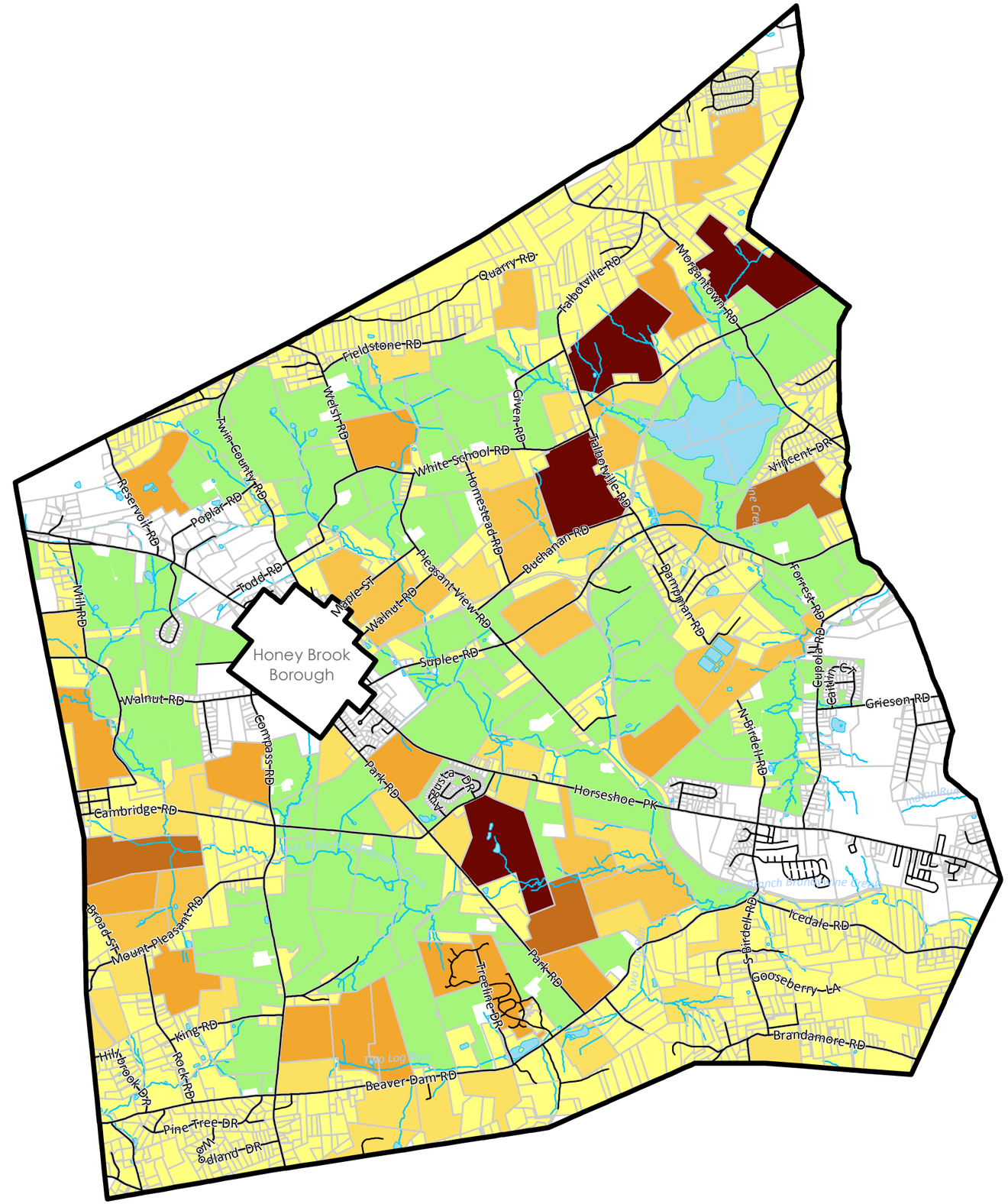
0 0.5 1 1.5 Miles

Data Source: Base data from Chester County Geographic Information Services, 2018.

Disclaimer: This map is for illustrative purposes only and does not constitute a valid survey.

Map created: May 22, 2018

BRANDYWINE CONSERVANCY



Appendix E: Summary of Chester County Land Preservation Programs

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Chester County Landscapes 21st Century Programs
Land Preservation Based Programs

The Landscapes 21st Century Fund provides the financial resources needed to implement the managed growth initiative of the Chester County Commissioners. The three land preservation based Landscapes 21st Century Programs are described below.

FARMLAND PRESERVATION PROGRAM: (Applicant must be landowner.)

- Maximum of $12,000/acre for the purchase of development rights.
- Parcels must be enrolled in a Township Agricultural Security Area
- At least 50% of the land must be available for agricultural production or equestrian uses.
- At least 50 contiguous acres (Commonwealth Program) or 25 contiguous acres (Municipal Challenge Grant Program). In both programs, the minimum acreage is lower under special circumstances.
- A 50% matching contribution must be in place for Challenge grant applicants to be eligible. The source of this match can be landowner donated value, municipal or private contributions or some combination that equals 50%.
- At least 50% of the land in agricultural or equestrian use needs to be Class I, II, III, or IV soils to be eligible for the Commonwealth Program. This is not a limitation of the Challenge grant program.
- Applications are due by August 1, 2018, 4:30 p.m.
- Contact Geoff Shellington at 610-344-6504

PRESERVATION PARTNERSHIP PROGRAM: (Applicant must be a qualified nonprofit conservation organization.)

- Acquisition grants up to $350,000 or 50% (whichever is less) for trails, greenway, open space and nature preserve projects that provide significant public benefits with particular attention to access.
- For farmland easement purchases, grant requests should not exceed the lesser of $3,000 per acre or 33% of the appraised value plus eligible transaction costs.
- Grant requests to cover easement or land donation transaction costs are not exceeding 33% of appraised value.
- Staff contact and site visits are required before the application deadline.
- Applications are due by February 12, 2018, 4:00 p.m.
- Contact Judy Thomas at 610-344-6285

MUNICIPAL PARK GRANTS: (Applicants must be municipalities or land owning regional recreation authorities.)

- Acquisition Grants up to $500,000 or 50% (whichever is less) for trails, greenway, open space and park projects that meet all standard and incentive criteria.
- Development Grants reimburse park facility and trail construction up to a maximum of 50% of project's cost to a maximum of $250,000.
- Staff contact and site visits are required for the application deadline.

- Applications are due by February 12, 2018 at 4:00 p.m.
- Contact Judy Thomas at 610-344-6285

Additional program information including grant manuals, applications, previously funded projects, and much more is available at https://www.chesco.org/OpenSpace. The FAQ section of that site is a great place to start.

Appendix F:
Land Trusts in Chester County

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Land Trusts in Chester County

Brandywine Conservancy
P.O. Box 141
Route 1 and Creek Road South
Chadds Ford, PA 19317

East Marlborough Land Trust
712 Haldane Drive
Kennett Square, PA 19348

East Nantmeal Land Trust
PO Box 161
Glenmoore, PA 19343

French and Pickering Creeks Conservation Trust
3340 Coventryville Rd.
Coventryville, PA 19465

Green Valleys Association
PO Box 113
Birchrunville, PA 19421-0113

London Britain Township Land Trust
PO Box 215
Kemblesville, PA 19347-0215

Natural Lands Trust
1031 Palmers Mill Rd.
Media, PA 19063

North American Land Trust
PO Box 1578
Chadds Ford, PA 19317

Open Land Conservancy of Chester County
PO Box 1031
Paoli, PA 19301

Pennsbury Land Trust
702 Baltimore Pike
Chadds Ford, PA 19317

The Land Conservancy for Southern Chester County
PO box 734
Unionville, PA 19375

The Wallace Trust
PO Box 100
Glenmoore, PA 19343-0100

West Pikeland Land Trust
PO Box 582
Chester Springs, PA 19425

West Vincent Land Trust, Inc
PO Box 235
Birchrunville, PA 19421-0235

Willistown Conservation Trust
925 Providence Road
Newtown Square, PA 19073

Appendix G: Chester County Locally Funded Open Space Programs

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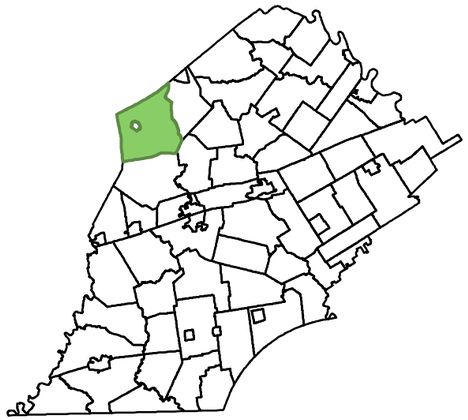
Locally-funded Open Space Preservation Programs (as of 2018)

Chester County, Pennsylvania



Legend

- Honey Brook Township (16,115.5 ac.)
- Brandywine Conservancy assistance with open space referendum
- Municipalities without voter-approved open space referendum (3)

Funding source (voter-approved: 32 townships)

- Bond
- Earned income tax
- Property tax

N W E S

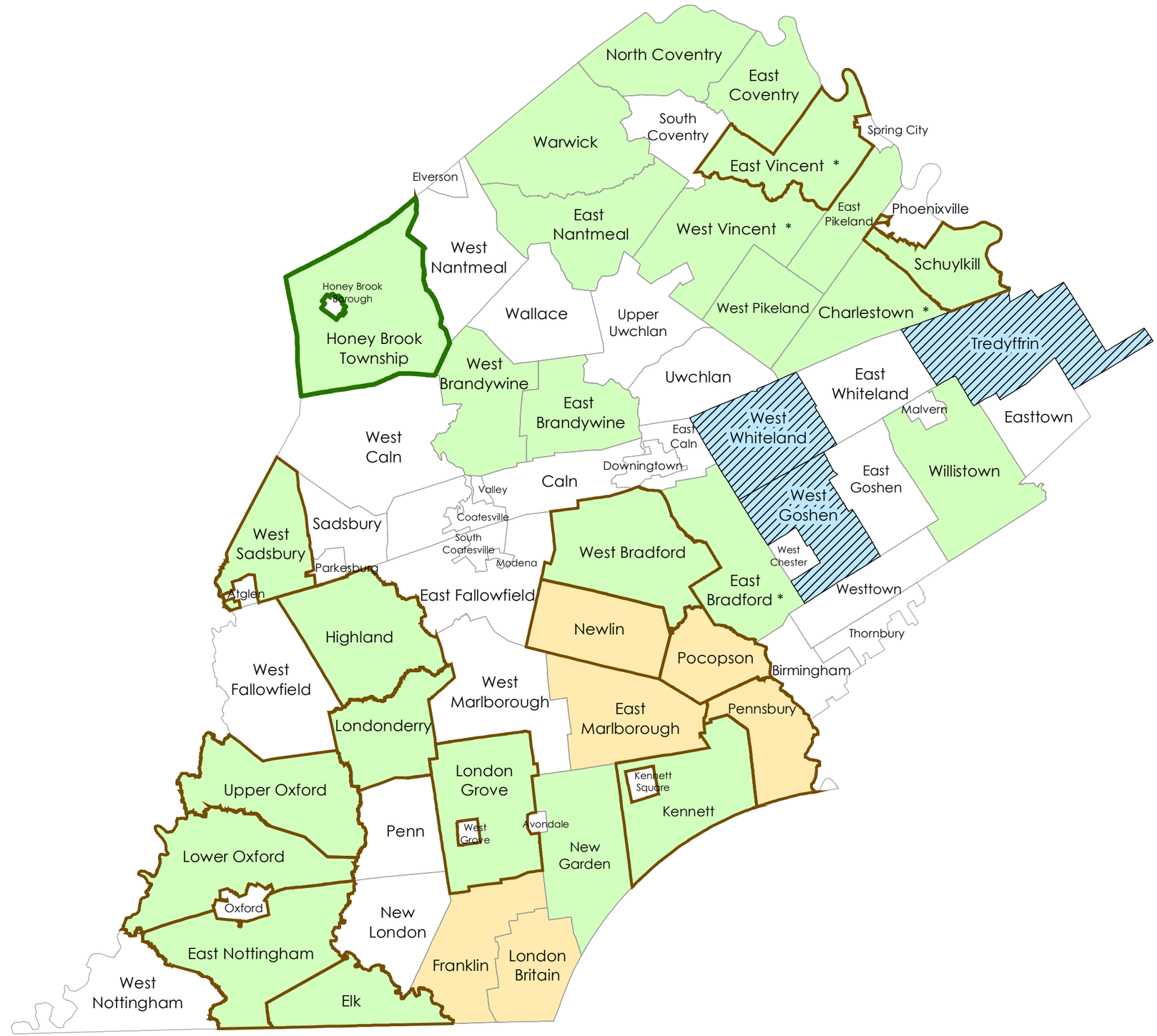
0 1.5 3 4.5 6 7.5 9 10.5 Miles

Data Source: Base data from Chester County Geographic Information Services, 2018.

Note: Those municipalities marked with a * have more than one voter-approved open space referendum.

Map created: July 13, 2018

BRANDYWINE CONSERVANCY



Examples of Voter Approval Rates: Open Space Referenda

Municipality	Ballot Question Date	Referendum Amount [1]	Approval Rate
Chester County	November 1997	$50.0 million	81%
L. Makefield, Bucks Cty.	November 1998	$7.5 million	71%
East Bradford, Chester Cty.	November 1998	0.125% EIT	68%
Buckingham, Bucks Cty.	November 1999	$9.5 million	85%
U. Makefield, Bucks Cty.	November 2000	$15.0 million	68%
E. Brandywine, Chester Cty.	November 2000	0.125% EIT	70%
East Bradford, Chester Cty.	November 2000	0.125% EIT (for total 0.25% rate)	65%
W. Vincent, Chester Cty.	May 2000 May 2006	0.49 mills 0.25% EIT	Not available 71%
London Britain, Chester Cty.	November, 2000	0.02 mills	63%
Bedminster, Bucks County	November 2002	$2.5 million	77%
Solebury, Bucks County	November 2002	$12.0 million	87%
E. Brandywine, Chester Cty.	November 2002	0.125% EIT (for total 0.25% rate)	74%
E. Vincent, Chester County	May 2002 May 2006	0.1325% EIT 0.20% EIT	80% 55%
Franklin, Chester County	November 2002	0.5 mills	70%
Londonderry, Chester County	November 2003	0.125% EIT	63%
Lower Oxford, Chester Cty.	November 2003	0.5% EIT	61%
Montgomery County	November 2003	$150.0 million	78%
Upper Oxford, Chester Cty.	November 2003	0.5% EIT	54%
W. Brandywine, Chester Cty.	November 2003	0.125% EIT	56%
West Sadsbury, Chester Cty.	November 2003	0.2% EIT	53%
Concord, Delaware County	November 2004	$6.0 million	71%

Municipality	Ballot Question Date	Referendum Amount [1]	Approval Rate
E. Nottingham, Chester Cty.	November 2004	0.5% EIT	50.2%
Highland, Chester County	November 2004	0.5% EIT	62%
Chadds Ford, Delaware Cty.	May 2005	0.28 mills	72%
Growing Greener II, statewide	May 2005	$3.8 million	60%
Kennett, Chester County	May 2005	0.25% EIT	76%
Middletown, Delaware County	May 2005	$8.5 million	79%
New Garden, Chester County	May 2005	0.125% EIT	unknown
Honey Brook, Chester County	November 2005	0.5% EIT	51%
Pocopson, Chester County	May 2006	1.0 mill	64%
London Grove, Chester Cty.	May 2006	0.25% EIT	51%
East Pikeland, Chester Cty.	November 2006	0.25% EIT	65%
Elk, Chester County	November 2006	0.50% EIT	65%
Schuylkill, Chester County	November 2006	0.25% EIT	63%
W. Pikeland, Chester County	November 2007	0.25% EIT	61%
Charlestown, Chester County	May 2008	0.50% EIT	77%
Pennsbury, Chester County	November 2009	0.79 mills	62%
E. Coventry, Chester County	November 2010	0.25% EIT	54%
Newlin, Chester County	November 2016	.15 mills	60%
West Bradford, Chester County	May 2018	0.25% EIT	67%

[1] "Referendum amount" refers to the dollar amount approved by voters for a bond issue or for an increase in earned income tax (EIT) or property tax; the latter expressed as a property tax rate per $1,000 of property value (mill).

Appendix H:
Land Preservation Committee

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Information on the Land Preservation Committee

How do you obtain information about the Honey Brook Land Preservation Committee activities?

- The township maintains a website where the meeting minutes are posted.

How can I join the Honey Brook LPC?

- Participation on the Honey Brook Township Land Preservation Committee: Members of Honey Brook Township are encouraged to attend public meetings and participate in various standing committees. Representation on the committee from the farm community and non-farm community provides proper representation of all interests in the community. There are five Board of Supervisors appointed positions on the Honey Brook Township Land Preservation Committee.
- Term of Office: Four years
- Responsibilities: Members are required to participate in the regularly scheduled meetings. An occasional special meeting may occur in addition to the regularly scheduled meetings. The current schedule comprises six bi-monthly meetings per year.

When are the committee meetings held and where are they conducted?

- On the third Tuesday of the month six times a year on odd numbered months.
- Meetings are held at the Honey Brook Township Municipal Building, 500 Suplee Road, Honey Brook, Chester County, PA 19344.

Appendix I:
Land Preservation Tools

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Voluntary Land Conservation Tools

Donation of a Conservation Easement

The most preferred type of landowner-initiated conservation action under the Township's plan is the voluntary donation by a landowner of a conservation easement. This is the preferred form of conservation because there are no financial costs to the Township, except perhaps that of enforcing the easement. Through the donation of an easement, the landowner willingly restricts some or all of his or her property from significant subdivision, development, or natural resource disturbance. The easement is normally donated to a conservation organization that is then responsible for administering and enforcing the terms of the easement in perpetuity; however, some landowners may wish to donate the easement only to the Township. It's the policy of the Township to accept easements when approved by the Board of Supervisors if presented as a condition of preservation. Conservation easements can be very flexible, and the easement terms are negotiated between the easement donor and the easement holder.

Most often, landowners who donate a conservation easement are able to take advantage of federal income and estate tax benefits by giving up some or all of their land's real estate value. Landowners who ease their land voluntarily are also eligible for decreases in local property tax assessments by petitioning Chester County for special consideration. For landowners to be eligible for federal tax benefits by making a charitable donation, an environmental value must be associated with the land that is being placed under easement to a conservation organization.

Recent changes to federal tax laws have increased the tax benefits for easement donations made in 2006 and 2007. The limit of the annual deduction increased from 30% to 50% of adjusted gross income each year, and the carry-forward period for the deductions is extended from 5 to 15 years. Furthermore, for qualified farmers and ranchers (generally, landowners who receive more than 50% of their income from "the trade or business of farming"), the annual deduction limit is raised to 100% of their adjusted gross income. Federal legislators are contemplating making these changes permanent.

Donated conservation easements have been an effective tool for the permanent protection of farmland and other natural and cultural resource areas in Chester County. For example, the Brandywine Conservancy has permanently protected over 40,000 acres through the use of donated conservation easements. To date, only a limited number of conservation easements have been donated by Honey Brook Township landowners, and are held by the Conservancy, Natural Lands, and the North American Land Trust (NALT).

Sale of Agricultural Conservation Easements

In 2018, Honey Brook Township land preservation crested 30% of the Township. This is an amazing achievement given that less than 6% of the Township was protected in 2004 (over 3% of that was around Struble Lake). This dramatic shift in farmer participation is the direct result of the Township implementing the dedicated earned income tax that is used to help purchase agricultural or conservation easements from township landowners and the creation of the Honey Brook Land Preservation Committee that has promoted preservation through the outreach and education of the programs discussed below. By purchasing these easements, the Township – either alone or working within County, State and Non-Government programs - can permanently preserve land and prevent development from taking place, while ensuring that farming (or

some other compatible land use) can continue to take place on prime agricultural properties. Using the Township's dedicated funds, easements can also be purchased, and the lands permanently protected, on those parcels with outstanding natural resource qualities (see Figure 2).

1. Chester County Agricultural Preservation Program:
Funding: 50% Commonwealth of Pennsylvania, 50% Chester County Farmland Preservation Program or 45% Honey Brook Township and 55% Chester County Farmland Preservation Program or 55% Chester County Farmland Preservation Program 22.5% Honey Brook Township and 22.5% Brandywine Conservancy

The purpose of the Commonwealth Agricultural Conservation Easement Purchase Program is to preserve viable agricultural lands. The statewide program has been adopted for use in Chester County by the County Commissioners in 1989. Farm owners interested in preserving their farm may sell an agricultural conservation easement, also known as development right of one's farm, to the County of Chester and/or Commonwealth of Pennsylvania.

This program has been in place for 30 years, a farmer (applicant) voluntarily applies to the program, and the property is mathematically "scored" using established criteria, resulting in a numerical ranking against other farms. Farms must be at least 50 acres in size, and must have at least 50% or more Class I or II soils, among other criteria. If a farm adjoins land that has an agricultural or conservation easement then it must be 10 acres or larger are eligible to apply. This acreage eligibility shift recognizes the desire to have contiguous areas of permanently preserved farms. Accepting that the farmer's best natural resource is the soil quality, it receives the greatest weight in the ranking (currently 40%). If the applicant's farm is ranked high enough on the County's list, the farmer is informed that the County is willing to purchase the development rights and place an agricultural conservation easement on the property. If the landowner is still interested in selling an easement to the County, the County has the farm appraised based on its unrestricted value and restricted value. The difference in the two values is used by the County to base its easement purchase offer. If the famer agrees with the value of the development rights and the restrictions of the easement (i.e., the farm must stay in farming, the farm must follow a soil and conservation plan) then the usual steps are followed to close the real estate transaction: deed search, survey, review of the easement document by the famer, and then closing with the restrictions recorded with the deed. The farmer is compensated in cash for the easement restrictions (i.e., use limitations), yet retains the farm and its agricultural sale value. The County/State holds the agricultural easement in perpetuity. As of this writing, the County cap on per acre value is $12,000.

The State Program has preserved 490 farms in Chester County for a total of 38,849 acres. Applications to sell an agricultural conservation easement through the State Program are due on August 1st.

2. *Brandywine Headwaters Preservation Program*
Funding: 25% Chester County/75% Township Landowner, and or other entity

The Chester County Commissioners have adopted strategic plan goals for water quality improvement as measured by a decrease in the number of impaired streams and an increase in the number of clean water partnerships to promote recovery of the Chesapeake and Delaware Bay. The strategic plan also includes an ambitious land preservation goal. The Brandywine Headwaters Preservation Program is an effort to advance these complimentary goals concurrently by targeting limited land preservation dollars. Through

this program, the County strives to increase the number of partners, further leverage limited public funds, and promote water quality improvements and permanently preserve land.

3. *Chester County Agricultural Conservation Easement Challenge Grant Program*
Funding: 50% Chester County/ 50% Municipality, Landowner, and or other entity

This Program complements the existing Commonwealth Farmland Preservation Program as described above and has much the same ranking methodology. The difference is that funding for this program provides an opportunity for partnership between the County and local entities such as townships and other public and private sources allowing areas to accelerate preservation opportunities in municipalities that participate.

4. *Farmland Preservation Component of the Preservation Partnership Program (Conservancy Program)*

This program focuses on preserving farmland not likely to be preserved through the "traditional" County farmland preservation programs. The program accomplishes this by using a different ranking methodology that places less stress on the soils allowing for farms with a mix of natural resources opportunity for preservation with some monetary compensation. The farm must be a minimum of 15 net acres of farmland or minimum of 10 net acres of farmland if adjacent to permanently preserved land a minimum 50% in agricultural uses individual projects may be funded up to the lesser of $3,000 per acre or 33% of the appraised value of the easement. Since the value offered is a bargain sale of development rights the purchasing power goes further.

Sale of Transferable Development Rights (TDR)

Through enabling provisions in the Pennsylvania Municipalities Planning Code (MPC) and in the Township Zoning Ordinance, Transferable Development Rights (TDR) is a viable tool for permanently protecting agricultural and other open space resources in Honey Brook.

TDR is a voluntary landowner conservation option where a property's development rights can be legally severed and sold as a marketable real estate commodity. Under a TDR transaction, these severed development rights are transferred (from a "sending area" to a "receiving area") to another area of the Township for use by a developer. Through the use of TDRs, the Township is successfully redirecting future development away from valuable farmlands and natural resource lands and encouraging projected growth in areas planned for such. At the same time, the Township is helping to compensate landowners (through private market sales) for the potential development value their lands would have otherwise lost through restrictive zoning.

TDR can be an attractive alternative for Honey Brook's farmers and other landowners who are not interested in selling an easement to the County, or who may be ineligible for consideration under the [previously-mentioned] County programs. As described in Part 7 of the Honey Brook Township Zoning Ordinance (Chapter 27 of the Township Code), landowners who are eligible to participate in this voluntary TDR program, as provided through zoning, are those who own land which is zoned Agricultural (A District) or Rural Conservation (RC District). Within the Agricultural District, land must be at least 10 acres in size to be eligible. These landowners may sell some or all of their development rights, and once these

development rights are sold, that land from which the development rights originated is legally and perpetually restricted from further development.

Honey Brook Township's sending areas (lands where development is directed away from) encompass the Agriculturally-zoned farmlands that make up the majority of the Township, and the wooded hillsides of the Welsh mountains and those along the Township's southern boundary. The Township's receiving zones (lands where development is redirected to) are the Mixed Use Residential (MUR District), Mixed Use Commercial (MUC District), and the Business Industrial (BI District). Through adoption of its own zoning ordinance update, Honey Brook Borough would also be eligible for receipt of Township-generated TDRs within its MUR and MUC Districts. This Borough receipt option was proposed in the 2015 Honey Brook Township and Borough Multi-Municipal Comprehensive Plan, and ordinance language drafted during the Township's and Borough's zoning ordinance updates.

As stated in Chapter 7 of the 2018 Township Zoning Ordinance, each eligible landowner within the A District is generally entitled to one TDR for every two acres of land. Some "net-out" restrictions listed in Section 27-703.B of the Township Zoning Ordinance must also be factored into the calculation of a landowner's TDR allocation in both the A District and RC District. Each eligible landowner within the RC District is generally entitled to one TDR for every 2.5 acres of land. However, for RC District landowners, preexisting lots of record containing less than 10 acres may also be eligible to sever and sell allocated TDRs. Section 27-703.C explains the eligibility requirements and TDR allocation for such parcels. Also, before severing and selling any development rights, landowners must first complete a Township certification process that officially establishes, and documents for Township record-keeping purposes, the number of allocated TDRs. These allocated TDRs can be sold at any time, most likely to a developer for use in a development within the Township.

The monetary value of each TDR in Honey Brook is currently determined through the private real estate market. Landowners have been reported to receive as high as $12,000 per TDR. Though not necessary, some Township landowners who have had their TDRs certified are working through local real estate brokers, who in turn, work for developers that are interested in purchasing the TDRs for use in Township developments. These brokers are adding a percentage to the sale price of each TDR to cover their "handling" fees.

With Board of Supervisors adoption of the 2018 Zoning Ordinance, once a landowner has sold any TDRs allocated by zoning, a conservation easement must be recorded for that portion of the parcel or tract used to generate the TDRs, resulting in permanent restriction of its use for development purposes. This easement can be held by a conservation organization, or the Township, either of which is thereafter responsible for monitoring and enforcing the terms of the easement.

Since the Township Supervisors have the discretion to use their dedicated preservation funds to purchase agricultural or conservation easements from landowners, they could also expand that program to purchase TDRs from sending area landowners. In purchasing the TDRs, the Township could then "bank" them (hold them) for eventual sale to a developer for use in a TDR receiving zone. Proceeds from the TDR sales can be used again for future TDR purchases. However, the Board could also choose to retire the TDRs, and never sell them for use within the Township. Under the provisions of Act 153, the Township is allowed to use tax revenues generated by referendum for TDR purchases. To sell TDRs, the Township would need to follow state code.

Successful examples where Pennsylvania townships purchase TDRs include Caernarvon, East Earl, Warwick, West Lampeter, and West Hempfield Townships in Lancaster County, and East Vincent and West Vincent Townships in Chester County. Warwick and West Hempfield Townships actively sell their banked TDRs. West Vincent will only sell them for use outside of their township. Because some of the Township's landowners shy away from government easement sale transactions, the Township will consider working through a land conservation organization to initiate landowner interest in the sale of TDRs, and could pass its dedicated open space funds through that organization for TDR purchases.

Conservation Plans/Nutrient Plans

Although the ultimate goal of Honey Brook's Land Preservation Plan is the permanent protection of their natural resources (soils as well as ecological) the stewardship of this resource should also be enhanced. Many Townships with Open space programs offer free Conservation planning. This helps mitigate any man made impacts on the natural resources while developing the opportunity to preserve the farm in perpetuity.

Free Conservation Easements

Chester County is blessed with many local Land Trusts willing to hold conservation easements on farms. These Land Trusts usually receive these easements without offering any monetary compensation to the farmer. The farmer may be able to use the loss of the property value caused by the conservation easement as a charitable contribution on their federal income tax. It is a very useful tool. However, the Conservation easement and endowment requested (that funds that pay for administering the easement in perpetuity) costs thousands of dollars. Many municipalities offer to fund these easements as an incentive to the landowner to participate.

Riparian Corridor Protection

Voluntary programs such as the purchase and transfer of development rights, and regulatory tools such as zoning, provide the most direct and secure means of protecting agricultural and natural resource lands. However, in the belief that improved farming practices should be part of the land preservation plan, there are several important approaches that both the Township and landowners alike should pursue in their efforts to protect and enhance the character and environment of Honey Brook.

Protection and enhancement of the Township's riparian corridors is one voluntary approach that not only fits well with the practice of agriculture, but can have direct benefits on improving water quality and wildlife habitat throughout the Township. In addition, several available stream enhancement programs (described below) can be of great financial benefit to farmers and landowners, and can even improve the health of herds on dairy farms.

The largest stream enhancement program, the Conservation Reserve Enhancement Program (CREP), is administered by the United States Department of Agriculture (USDA) Farm Service Agency (FSA) and is administered by the UDSA Natural Resource Conservation Service (NRCS). CREP pays farmers to restore and maintain riparian corridors and wetland habitats on their properties, which [on average] are usually the lowest producing areas of farms. They are however, the richest and most diverse areas in regards to wildlife habitat, and their value to protecting water quality in the Township's headwater streams is incalculable.

In exchange for maintaining a 35-foot minimum stream bank buffer, (the riparian corridor) farmers are also reimbursed for the cost of fencing off the streams (in the case of dairy farms, to keep cows out of the water) as well as the cost of installing stream crossings. Through CREP, farmers receive an annual rent payment (that ranges between $120-$180 per acre/year) to maintain these natural habitats. Farmers utilizing CREP farm the most productive areas of their land, while being monetarily compensated for not using the least productive, and most environmentally sensitive, areas.

Another stream buffer/stream fencing enhancement program is offered through the Chester County Conservation District. The Conservation District offers cost-sharing programs for the installation of stream bank fencing and plantings - along with "best management practices" for dairy farmers - in the interest of promoting herd health, wildlife habitat, and improved water quality. The Conservation District will provide funding for riparian buffers less than 35 feet in width, but participating farmers/landowners must have an approved County Soil and Conservation Plan in place.

For those farmers who choose not to participate in any government-sponsored programs, there are also riparian enhancement and fencing programs available through nonprofit organizations such as Ducks Unlimited (who have already assisted on several farms in Honey Brook) and the Chesapeake Bay Foundation.

For more information on the programs described above, please contact the Chester County Farm Service Agency at (610-696-8750 x2), Christian Strohmaier at the Chester County Conservation District (610-925-4925), or John Goodall at the Brandywine Conservancy (610-383-9515).

Regulatory Efforts that Advance Land Conservation

Although the previously described voluntary landowner actions are the preferred means for permanently protecting Honey Brook's agricultural and open space resources, the Board of Supervisors can, and does, use its zoning ordinance and subdivision and land development ordinance to help achieve open space protection objectives. In fact, the Township's regulation of land and water resource use is a good complement to its private land stewardship implementation approach. The zoning and subdivision ordinances apply to the establishment of new uses of land that require Township approval, such as issuing a building permit, or granting a subdivision plan or land development approval, variance, or special exception pursuant to the Commonwealth's Municipalities Planning Code. Because these zoning and subdivision regulations can be changed or repealed at any time, they are not considered a permanent means of protecting the Township's open space resources.

Following the adoption of the 2015 Honey Brook Township and Borough Multi-Municipal Comprehensive Plan, the Board of Supervisors initiated a significant update of its existing zoning ordinance. That update is scheduled for Board adoption in September 2018. A brief description of the more significant zoning ordinance provisions now follows. This description is followed by a description of current Subdivision and Land Development Ordinance provisions.

2018 Township Zoning Ordinance

Agricultural Zoning: The majority of the priority conservation areas identified by this land preservation plan are zoned Agricultural by the Township. The A District, described in Part 17 of Chapter 27 of the Township

Code (the Honey Brook Township Zoning Ordinance), and which applies to 62 percent of the Township in 2018, encourages the continued use of Honey Brook's prime farmlands for farming, forestry, or conservation uses. Sixty-five percent of Honey Brook's Class I, II, and III soils are contained within the A District. The A District zoning helps to implement the Land Preservation Plan because it encourages the Township's valuable agricultural resource lands to remain in agricultural and other open space uses.

The A District is not overly restrictive to farmers and other landowners. For qualifying lots (i.e., enrolled in Act 319 or 515, included within a Township Agricultural Security Area, a minimum of ten acres in size, etc.), one new lot may be created for a family member, farm manager, or other person or family, that is at least one acre in size and no more than two acres in size, every 12 months utilizing up to 10% of the parent parcel. Accessory out-buildings and other agricultural structures are also readily permitted in the District, as are on-farm businesses that help families supplement their farming income.

Within the A District, a ten-acre minimum lot size requirement applies to nonfarm residential subdivisions. This ten-acre requirement has been very effective to date in discouraging speculation for non-farm development purposes. And, the use of a ten-acre minimum lot size restriction for preserving valuable farmlands such as Honey Brook's A District has been viewed by the Commonwealth Courts as a legally valid form of zoning regulation. A copy of the Township's Zoning Ordinance Map, showing the location of the A District as well as other existing districts, is included at the end of this appendix.

Transfer of Development Rights: Use of the TDR option, as described under the Voluntary section, is enabled by the Zoning Ordinance, and the Township's responsibilities in administering its TDR program are spelled out in Part 7 of Chapter 27 of Township Code.

Natural Resource Protection Standards: The Honey Brook Township Zoning Ordinance also includes several resource protection related overlay districts and standards described in Part 8 of Chapter 27. These are the FH Flood Hazard District; the WHP Wellhead Protection District; SSC Steep Slope Conservation Regulations; RCC Riparian Buffer Conservation Regulations; Wetland Conservation Regulations; and Woodland Conservation Regulations. Each of these sections applies when their defining features are present: for example the Flood Hazard District applies to the Township's 100-year floodplains as mapped by the Federal Emergency Management Agency (FEMA). Conveniently, and not coincidentally, floodplains, steep slopes, and riparian areas are typically found in the same general areas of the township – within stream valleys, wetlands, and other water bodies. These resource protection overlay districts also often overlap, adding increased resource protection with each mapping layer.

The FH Flood Hazard District generally precludes the location of new living or habitable space, or hazardous or toxic material storage, in areas of the Township subject to flooding. The overlay district's intent is to prevent, or minimize, danger to life and property, and if enacted consistent with FEMA guidelines, enables landowners residing within the floodplain to obtain federal flood insurance. Although this district is not directly intended to protect a floodplain's environmental values, there are indirect conservation benefits achieved by limiting land and vegetation disturbances within these floodplains. Existing, nonconforming uses and structures are permitted to continue, subject to special restrictions and provisions if ever abandoned, destroyed, or proposed for modification. Open space uses, such as agriculture, forestry, recreation, are the most prevalent permitted uses within this FH Overlay District, although some limited development (ex. driveways and parking lots) can occur.

The WHP Wellhead Protection District applies to specific locations reflected on the WHP map, included as an appendix to the zoning ordinance. In general, these specific locations are public well sites, and three zones, or levels of protection, are shown as circles radiating out from the well site. These zones regulate the land use within and are intended to minimize groundwater aquifer contamination that could be transmitted through the well and connecting pipes leading to domestic users.

The SSC Steep Slope Conservation District applies where sloping land surfaces within the Township exceed fifteen (15) percent. This overlay district divides steep slopes into precautionary slopes (15 to 25 percent) and prohibitive slopes (greater than 25 percent). The intent of this district is also to prevent hazards to life or property due to slope or structural foundation failure, and to protect vegetated slopes from impacts caused by their clearing, grading or disturbance by heavy equipment. Steep slope disturbances most often lead to increased soil erosion by removing vegetation and ultimately cause harmful siltation of the Township's streams and water bodies. Practically any "developed" use of prohibitive slopes is precluded by the SSC District provisions. More developed uses, including single-family residential dwellings (if permitted by underlying zoning), are permitted on precautionary slopes, subject to special engineering review and land disturbance limitations.

The RCC Riparian Corridor Conservation District is intended to protect the vital functions of streamside vegetation (i.e., maintaining the water quality and quantity of the associated stream, water body, or wetland resource, providing for wildlife movement) in Honey Brook Township. This overlay district accomplishes resource protection by limiting the types of encroachments or disturbances within a defined width of land paralleling the Township's surface water resources. Two consecutive riparian zones are defined by the ordinance, and form a combined riparian corridor of 75 feet in width, measured from the top of a stream bank, pond, or wetland edge. Within the first twenty-five feet of this riparian corridor, land uses are largely limited to open space, agricultural practices, passive recreation, and minor encroachments by residential driveways. Within the next fifty feet, more uses are permitted provided they don't include structures. For new development involving land subject to the RCC overlay district, a corridor management plan must be submitted for Township approval. Where riparian vegetation either does not exist or is minimal at the time of development, the management plan requirement strongly compels a developer to establish new riparian vegetation upon receipt of Township development approvals and prior to obtaining final development occupancy permits.

The Wetland Conservation Regulations are intended to help protect wetlands from unauthorized disturbance and filling. While the Township's wetlands are regulated by federal and state agencies, having wetland provisions in the zoning ordinance helps to insure that federal, state, and township efforts are coordinated when developers and other landowners propose disturbance activities in or near these sensitive resources.

The Woodland Conservation Regulations are intended to help minimize unnecessary loss of the Township's scarce woodland areas, and to limit disturbance that could lead to erosion and introduction of invasive species. These regulations apply when land development is proposed and include replacement requirements when woodland clearing thresholds will be exceeded. These woodland conservation regulations do not apply to forestry/timber harvesting activities, which are permitted by right in all zoning districts and separately regulated by the Zoning Ordinance's supplemental regulations in Part 10 of Chapter 27.

Open Space Design Option (OSDO): Additional resource protection is provided within the Zoning Ordinance, particularly for areas of Honey Brook exhibiting strong natural resource characteristics, through the use of the Ordinance's Open Space Design Option (see Part 20 of Chapter 27). As a residential subdivision option, owners of parcels in the Resource Conservation District and the Neighborhood Residential District can utilize this voluntary option to obtain zoning flexibility in return for setting aside a significant percent of the land (65% in RC District, 50% in NR District) in open space uses, and the clustering of single-family residential dwellings away from constrained lands and to the site's more buildable lands. Developers have the option to utilize this environmentally sensitive subdivision design process, and zoning incentives, such as flexible area and bulk regulations, are included to encourage its use over conventional, lot by lot subdivision design.

2004 Township Subdivision and Land Development Ordinance (as amended)

The Honey Brook Township Subdivision and Land Development Ordinance (SALDO) regulates new development of township lands by establishing: procedures for obtaining Township (and other) approvals, design standards for public (and some private) improvements, and financial assurances by developers toward the completion of public improvements. Some of these SALDO provisions contribute to the protection of Township open space resources identified in this plan.

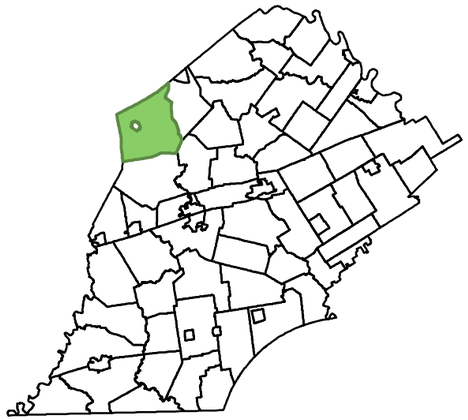
For example, conservation plans are intended to describe how soils will be protected from erosion, and streams, wetlands, and other water bodies from siltation, during development construction when vegetative cover is removed. These plans are required to be submitted to the Township for subdivision and land development approval, and are reviewed by both the Township engineer, and Chester County Conservation District staff.

Stormwater management plans are similarly a required submittal for subdivision and land development approval. These plans reflect associated stormwater improvement design guidelines of the Township that strongly encourage the recharge of stormwater runoff generated by the establishment of impervious surfaces such as parking, roads, and rooftops caused by new development into existing groundwater aquifers.

Required landscaping plans document how the development will preserve existing vegetation, and where preservation is infeasible, show the replanting of appropriate vegetation. The ordinance includes a native plant list which is strongly encouraged by the Township for use in selecting landscaping materials for new developments, rather than introducing non-native or invasive plant or tree species.

Zoning Districts

Honey Brook Township



Legend

Zoning Districts

- Agricultural District
- Business Industrial District
- Mixed Use - Residential District
- Mixed Use - Commercial District
- Neighborhood Residential District
- Resource Conservation District

- Township boundary (16,115.5 ac.)
- Approximate tax parcel boundaries
- Roads
- Water resources
- Bodies of water

N W E S

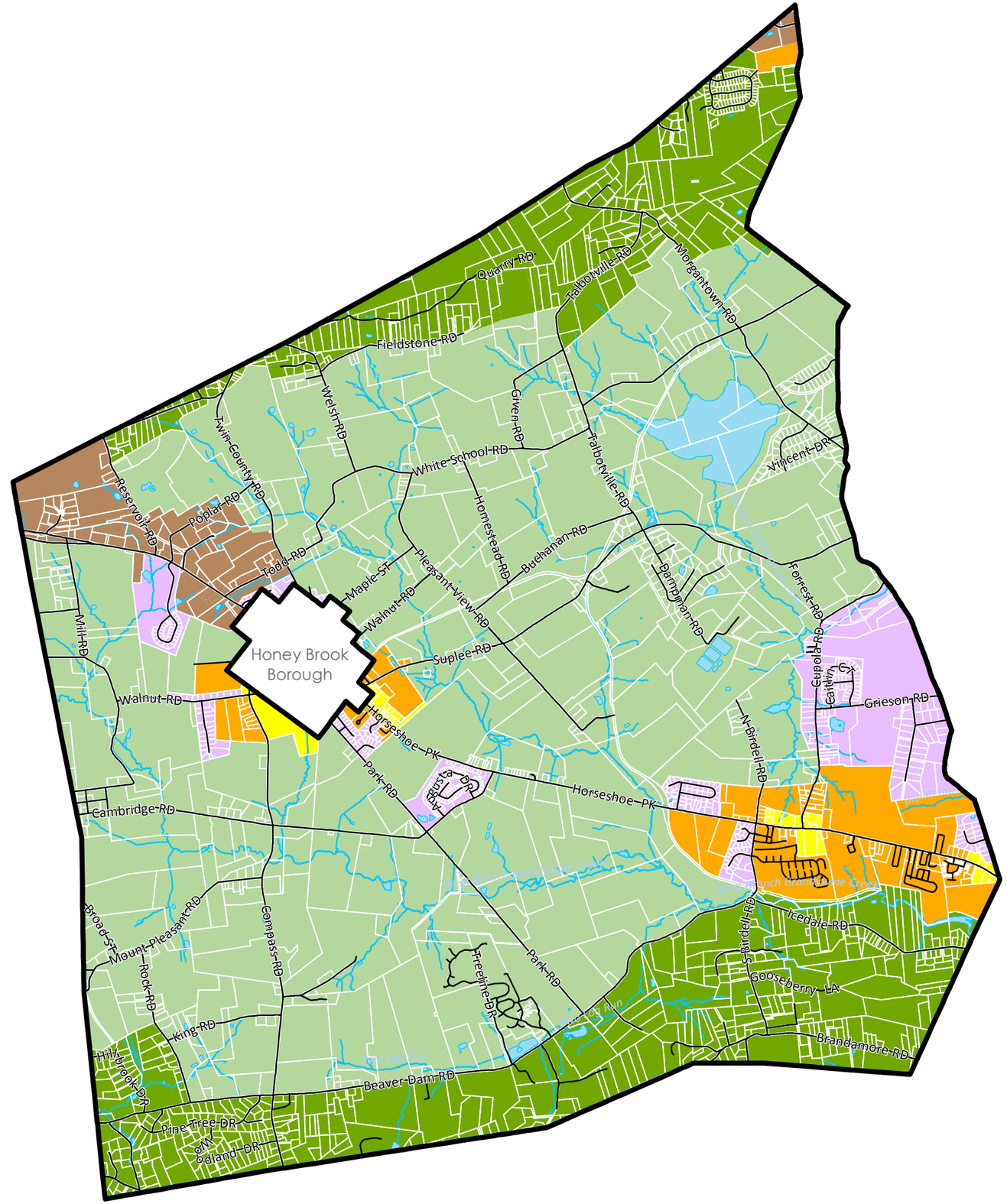
0 6 12 18 24 30 Miles

Data Source: Base data from Chester County Geographic Information Services, 2018.

Disclaimer: This map is for illustrative purposes only and does not constitute a valid survey.

Map created: May 22, 2018

BRANDYWINE CONSERVANCY



Appendix J:
Chronology of Preserved Lands (1993-2017)

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Honey Brook Township: Lands Preserved through Easement Purchase by Chester County or the Brandywine Conservancy, or by Donation to the Brandywine Conservancy

does NOT include Struble Lake Lands, Homeowners Association properties, or Natual Lands purchased or donated easements.

Year	Tax Parcels	Acres	Township Funds		County Funds		State Funds		Federal Funds		Other Funds		Total Purchase Price
			$	%	$	%	$	%	$	%	$	%	$
1993	22-10-2	126.5	$ -	0%	$ 234,975.71	53%	$ 207,873.34	47%	$ -	0%	$ -	0%	$ 442,849.05
1994	22-6-6.8	37.6	$ -	0%	$ 26,655.92	22%	$ 97,325.08	78%	$ -	0%	$ -	0%	$ 123,981.00
1997	22-8-7	96.3	$ -	0%	$ -	0%	$ 396,323.00	100%	$ -	0%	$ -	0%	$ 396,323.00
2003	22-5-13, 22-5-24, 22-5-4, 22-5-5	124.5		0%	$ 952,065.45	100%	$ -	0%	$ -	0%	$ -	0%	$ 952,065.45
2003	22-10-40	47.3	$ 97,712.00	46%	$ 114,000.00	54%	$ -	0%	$ -	0%	$ -	0%	$ 211,712.00
2003	22-10-46, 22-10-46.1, 22-10-46.2, 22-10-44.5C	47.5		0%	$ 72,991.74	100%	$ -	0%	$ -	0%	$ -	0%	$ 72,991.74
2005	22-6-21.1, 22-6-4.2	79.7	$ -	0%	$ 802,872.00	100%	$ -	0%	$ -	0%	$ -	0%	$ 802,872.00
2007	22-6-5	27.		0%	$ 283,070.70	100%	$ -	0%	$ -	0%	$ -	0%	$ 283,070.70
2007	22-7-83	70.2	$ 359,549.50	50%	$ 359,549.50	50%	$ -	0%	$ -	0%	$ -	0%	$ 719,099.00
2007	22-8-100	57.7	$ -	0%	$ 91,289.00	100%	$ -	0%	$ -	0%	$ -	0%	$ 91,289.00
2009	22-7-84, 22-7-85	75.4	$ 368,059.75	50%	$ 358,059.75	49%	$ -	0%	$ -	0%	$ 10,000.00	1%	$ 736,119.50
2009	22-7-29	136.4	$ 724,331.79	50%	$ 724,331.79	50%	$ -	0%	$ -	0%	$ -	0%	$ 1,448,663.58
2009	22-4-15 (Part)	67.8	$ 184,000.00	32%	$ 204,000.00	36%	$ -	0%	$ -	0%	$ 181,360.00	32%	$ 569,360.00
2010	22-5-25	39.7	$ -	0%	$ 453,173.86	100%	$ -	0%	$ -	0%	$ -	0%	$ 453,173.86

Year	Tax Parcels	Acres	Township Funds		County Funds		State Funds		Federal Funds		Other Funds		Total Purchase Price
2010	22-7-85.1A	87.6	$ 389,739.90	50%	$ 389,739.90	50%	$ -	0%	$ -	0%	$ -	0%	$ 779,479.80
2010	22-7-95.1	64.5	$ 322,385.00	50%	$ 322,385.00	50%	$ -	0%	$ -	0%	$ -	0%	$ 644,770.00
2011	22-7-61	54.9	$ 192,314.50	50%	$ 192,314.50	50%	$ -	0%	$ -	0%	$ -	0%	$ 384,629.00
2011	22-7-60.2	53.9	$ 188,629.00	50%	$ 188,629.00	50%	$ -	0%	$ -	0%	$ -	0%	$ 377,258.00
2011	22-7-60	60.1	$ 210,304.50	50%	$ 210,304.50	50%	$ -	0%	$ -	0%	$ -	0%	$ 420,609.00
2011	22-6-7	36.	$ -	0%	$ 266,170.60	100%	$ -	0%	$ -	0%	$ -	0%	$ 266,170.60
2011	22-9-21.3, 22-9-27	87.9	$ 371,715.48	50%	$ 371,715.48	50%	$ -	0%	$ -	0%	$ -	0%	$ 743,430.96
2011	22-4-35, 22-4-26, 22-4-41, 22-4-57	46.6	$ 143,549.56	50%	$ 143,549.56	50%	$ -	0%	$ -	0%	$ -	0%	$ 287,099.12
2011	22-3-46	124.9	$ 505,808.55	50%	$ 505,808.55	50%	$ -	0%	$ -	0%	$ -	0%	$ 1,011,617.10
2012	22-5-25	28.7	$ -	0%	$ -	0%	$ 120,456.00	50%	$ 120,456.00	50%	$ -	0%	$ 240,912.00
2012	22-3-33, 22-3-37	51.9	$ 123,632.14	50%	$ 123,632.15	50%	$ -	0%	$ -	0%	$ -	0%	$ 247,264.29
2012	22-6-36	118.9	$ 246,185.10	50%	$ 246,185.10	50%	$ -	0%	$ -	0%	$ -	0%	$ 492,370.20
2012	22-3-35.2	63.1	$ 130,175.53	47%	$ 130,175.53	47%	$ -	0%	$ -	0%	$ 14,463.95	5%	$ 274,815.01
2013	22-10-8	99.7	$ -	0%	$ -	0%	$ 456,325.46	100%	$ -	0%	$ -	0%	$ 456,325.46
2013	22-10-1.1	69.3	$ 145,488.00	50%	$ 145,488.00	50%	$ -	0%	$ -	0%	$ -	0%	$ 290,976.00
2013	22-9-19	66.	$ 140,335.00	50%	$ 140,335.00	50%	$ -	0%	$ -	0%	$ -	0%	$ 280,670.00
2013	22-4-67	27.1	$ 60,997.50	50%	$ 60,997.50	50%	$ -	0%	$ -	0%	$ -	0%	$ 121,995.00

Year	Tax Parcels	Acres	Township Funds		County Funds		State Funds		Federal Funds		Other Funds		Total Purchase Price
2013	22-10-9	47.3	$ 44,035.01	33%	$ 66,039.30	50%	$ -	0%	$ -	0%	$ 22,004.29	17%	$ 132,078.60
2013	22-7-9.3	45.2	$ 91,611.00	50%	$ 91,611.00	50%	$ -	0%	$ -	0%	$ -	0%	$ 183,222.00
2013	22-4-11, 22-4-47.1, 22-4-47.2, 22-4-77.1A	80.5	$ 117,327.53	37%	$ 150,255.00	47%	$ -	0%	$ -	0%	$ 50,064.97	16%	$ 317,647.50
2014	22-5-37, 22-5-38, 22-8-11	100.6	$ 86,952.96	20%	$ 239,120.64	55%	$ -	0%	$ -	0%	$ 108,691.20	25%	$ 434,764.80
2014	22-4-45	92.3	$ -	0%	$ 346,077.68	83%	$ -	0%	$ -	0%	$ 69,182.32	17%	$ 415,260.00
2014	22-9-19.1	52.1	$ 52,731.00	23%	$ 128,898.00	55%	$ -	0%	$ -	0%	$ 52,731.00	23%	$ 234,360.00
2014	22-8-17	92.7	$ 114,741.00	25%	$ 229,482.00	50%	$ -	0%	$ -	0%	$ 114,741.00	25%	$ 458,964.00
2014	22-4-3, 22-4-66	92.7	$ 131,356.00	28%	$ 254,925.00	55%	$ -	0%	$ -	0%	$ 77,219.00	17%	$ 463,500.00
2014	22-5-22	70.5	$ -	0%	$ 216,685.64	68%	$ -	0%	$ -	0%	$ 100,384.36	32%	$ 317,070.00
2014	22-4-46, 22-4-48	73.4	$ 93,658.03	28%	$ 181,764.00	55%	$ -	0%	$ -	0%	$ 55,057.97	17%	$ 330,480.00
2014	22-7-95.6	42.8	$ 92,686.87	33%	$ 139,002.50	50%	$ -	0%	$ -	0%	$ 46,315.63	17%	$ 278,005.00
2014	22-4-4.1	66.6	$ -	0%	$ 76,500.00	100%	$ -	0%	$ -	0%	$ -	0%	$ 76,500.00
2015	22-7-49.1C	56.9	$ 61,936.57	22%	$ 151,400.52	55%	$ -	0%	$ -	0%	$ 61,936.58	23%	$ 275,273.67
2015	22-3-59	103.3	$ 104,591.25	23%	$ 255,667.50	55%	$ -	0%	$ -	0%	$ 104,591.25	23%	$ 464,850.00
2015	22-4-76, 22-4-69	123.3	$ 124,841.25	23%	$ 305,167.50	55%	$ -	0%	$ -	0%	$ 124,841.25	23%	$ 554,850.00
2015	22-7-46.1	33.1	$ 33,483.38	23%	$ 81,848.25	55%	$ -	0%	$ -	0%	$ 33,483.37	22%	$ 148,815.00
2015	22-8-22	22.2	$ 19,460.00	20%	$ 19,460.00	20%	$ -	0%	$ -	0%	$ 57,393.00	60%	$ 96,313.00

Year	Tax Parcels	Acres	Township Funds		County Funds		State Funds		Federal Funds		Other Funds		Total Purchase Price
2015	22-10-35	47.4	$ 44,650.00	22%	$ 44,650.00	22%	$ -	0%	$ -	0%	$ 111,198.00	55%	$ 200,498.00
2015	22-4-3.1	42.5	$ 53,750.00	23%	$ 53,750.00	23%	$ -	0%	$ -	0%	$ 130,633.00	55%	$ 238,133.00
2016	22-4-47	95.	$ 99,228.68	23%	$ 242,558.98	55%	$ -	0%	$ -	0%	$ 99,228.67	22%	$ 441,016.33
2016	22-10-44, 22-10-44.1	60.4	$ 55,021.28	23%	$ 134,496.45	55%	$ -	0%	$ -	0%	$ 55,021.27	22%	$ 244,539.00
2016	22-10-11	64.5	$ 65,265.75	23%	$ 159,538.50	55%	$ -	0%	$ -	0%	$ 65,265.75	23%	$ 290,070.00
2016	22-10-11.1	43.4	$ 43,952.62	22%	$ 107,439.75	55%	$ -	0%	$ -	0%	$ 43,952.63	23%	$ 195,345.00
2016	22-7-64	65.7	$ 75,937.50	23%	$ 75,937.50	23%	$ -	0%	$ -	0%	$ 180,841.50	54%	$ 332,716.50
2017	22-7-16	70.6	$ 87,379.88	23%	$ 213,595.25	55%	$ -	0%	$ -	0%	$ 87,379.87	22%	$ 388,355.00
2017	22-8-33, 22-8-33.1	21.9	$ 48,825.00	24%	$ 43,400.00	21%	$ -	0%	$ -	0%	$ 110,813.32	55%	$ 203,038.32
2017	22-9-28.1, 22-9-28.2 (Part)	16.8	$ 33,590.70	26%	$ 51,423.00	40%	$ -	0%	$ -	0%	$ 42,186.30	33%	$ 127,200.00
2017	22-7-63, 22-7-67, 22-7-81, 22-7-82	119.	$ 309,432.00	45%	$ 378,194.00	55%	$ -	0%	$ -	0%	$ -	0%	$ 687,626.00
Total		**4017.3**	**$ 6,991,358.06**	**29%**	**$ 12,553,353.75**	**54.2%**	**$ 1,278,302.88**	**5.5%**	**$ 120,456.00**	**0.5%**	**$ 2,210,981.45**	**9.5%**	**$ 23,154,452.14**