Henderson County believes it is the right of all citizens to participate. All persons with disabilities that need auxiliary aid should contact county staff at (828) 697-4819, at least 48 hours prior to the meeting.

Farmland Preservation Taskforce
Meeting Notice & Agenda of Special Called Meeting

Monday, June 24, 2024
6:00 PM

King Street Meeting Room
100 N. King Street,
Hendersonville, NC 28792

Agenda

1. Call Meeting to Order
2. Invocation and Pledge of Allegiance
3. Adjustment and Approval of Agenda
4. Public Comment
5. Approval of June 10, 2024, Meeting Minutes
6. Guest Speakers
   a. Loren Hendrickson, Farmland Preservation Coordinator – Wake County Soil & Water Conservation District
   b. Christian Hirni, Farmland Preservation Coordinator – Orange County Natural & Cultural Resources Division
7. Continued Discussion – Taskforce Goals & Outcomes
8. Next Meeting: July 8, 2024
9. Adjourn

STAFF
Liz Hanson
Email: ehanson@hendersoncountync.gov
Phone: 828.697.4819
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Henderson County  
Farmland Preservation Taskforce: June 10, 2024

The Farmland Preservation Taskforce held a meeting on June 10, 2024, at 6:00 PM in the King Street Meeting Room located at 100 N. King Street.

<table>
<thead>
<tr>
<th>Taskforce Member</th>
<th>Present</th>
<th>Absent</th>
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</thead>
<tbody>
<tr>
<td>Commissioner Rebecca McCall, Chair</td>
<td>✔️</td>
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<td>Commissioner David Hill, Chair</td>
<td>✔️</td>
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<tr>
<td>Hunter Marks – Planning Board</td>
<td>✔️</td>
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<tr>
<td>Danny McConnell – Soil &amp; Water Conservation District</td>
<td>✔️</td>
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<td>Gary Steiner – NC Cooperative Extension</td>
<td>✔️</td>
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<td>Jimmy Cowan – NC Farm Bureau</td>
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<td>✔️</td>
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<tr>
<td>Joffrey Merrill – AgHC</td>
<td>✔️</td>
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<tr>
<td>Randy Newman – Hendersonville Board of Realtors</td>
<td>✔️</td>
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<tr>
<td>Jason Edney – At large</td>
<td>✔️</td>
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<tr>
<td>Justin Patwin – At large</td>
<td>✔️</td>
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<tr>
<td>Linda Pryor – At large</td>
<td>✔️</td>
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<tr>
<td>Alan Ward – At large</td>
<td>✔️</td>
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<tr>
<td>Danielle McCall – At large</td>
<td>✔️</td>
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</tr>
</tbody>
</table>

Also present:
Chris Todd, Business & Community Development Director  
Autumn Radcliff, Planning Director  
Liz Hanson, Planner I  
April Hoyt, Soil & Water Conservation District  
Dr. Terry Kelley, NC Cooperative Extension  
Kieran Roe, Conserving Carolina  
Tom Fanslow, Conserving Carolina

Commissioner Rebecca McCall, Chair, called the meeting to order at 6:01 PM.

Adjustment and Approval of Agenda:
Taskforce Chair, Rebecca McCall, requested to add an invocation and the pledge of allegiance following the start of the meeting to the agenda(s). Mrs. McCall motioned to approve the agenda with the adjustment moving forward. Motion carried.

Public Comment:
There was no public comment for this meeting.

Adjustment and Approval of May 30, 2024, Meeting Minutes:
Taskforce member Randy Newman moved to approve the May 30, 2024, Meeting Minutes as presented. Motion carried.
Guest Speakers:
The Taskforce first heard from Ariel Zijp and Avni Naik from the Buncombe County Soil and Water Conservation District’s Farmland Preservation division. Ms. Zijp and Ms. Naik gave an overview of their County Farmland Preservation Program and how the program functions. The Taskforce had an opportunity to ask questions and learn more information following the presentation.

The Taskforce also heard from Ryan Manning from the NC Foundation for Soil and Water Conservation, and Mikey Fulk from the Working Lands Trust. Mr. Manning also previously ran the Haywood County Farmland Preservation Program through their Soil and Water Conservation District. Mr. Manning gave an overview of what the NC Foundation for Soil and Water Conservation does as well as how the Haywood County Farmland Preservation Program functioned during his time there. Ms. Fulk provided an overview of what the Working Lands Trust does across the state of North Carolina and their role in farmland preservation. The Taskforce has an opportunity to ask questions and learn more information following the presentation.

Discussion:
Following the guest speaker presentations, the Taskforce discussed the next steps in the creation of the proposed Farmland Preservation Program. Taskforce member Alan Ward made the following motion: "I move, for the purposes of moving forward, to select the Soil and Water Conservation District to be the primary contact for the Farmland Preservation Program for the time being." Taskforce member Randy Newman seconded the motion. Motion carried. Staff will prepare the motion to be discussed at the June 19, 2024, Board of Commissioners meeting, along with an update on the Taskforce.

Taskforce Chair Rebecca McCall requested Staff to prepare information on Agricultural Growth Zones, as mentioned in the guest speaker presentations.

Next Meeting:
The taskforce agreed to have a Special Called Meeting on June 24, 2024, at 6:00 PM in the King St Meeting Room at 100 N. King Street. The Taskforce requested Staff to arrange guest speakers from Orange County Natural and Cultural Resources Division and the Wake County Soil and Water Conservation District.

Commissioner Hill motioned to adjourn the meeting at 8:06 PM. Motion carried.

[Signature]
Commissioner Rebecca McCall, Chair and Commissioner David Hill, Chair
Henderson County Farmland Preservation Taskforce
Farmland Preservation Taskforce
Henderson County

June 24, 2024
6:00 PM
100 N. King Street

Agenda

01 Call to Order
02 Approval & Adjustment of Agenda
03 Public Comment
04 Approval of June 10th Minutes
05 Guest Speakers
06 Continued Discussion
07 Adjourn
Guest Speakers

Loren Hendrickson

- Farmland Preservation Coordinator
- Wake County Soil & Water Conservation District
Local Agricultural Growth Zones (AGZ)

NC Department of Agriculture & Consumer Services
NC ADFP Trust Fund

The purpose of the Local Agricultural Growth Zones (AGZ) Application is to allow counties and conservation nonprofit organizations to enhance local investments in the acquisition of agricultural conservation easements by applying for matching funds from the state.

Local AGZs allow for strategic approaches to farmland preservation at the community level.
Local AGZ’s Continued

AGZ’s Help:
• Permanently preserve farmland
• Protect prime agricultural soils
• Create a buffer between urban areas and agricultural land
• Slow down urban/suburban sprawl
• Reduce farmland fragmentation
• Increase production and distribution efficiency

Local AGZ Application

• County Governments or private conservation nonprofit organizations can apply
• May request up to $2 million per application (must include a cash contribution for easement purchase value)
• May also request funding for transactional costs (10% of total AGZ request)

<table>
<thead>
<tr>
<th>Line Item</th>
<th>ADFPTF Grant Request</th>
<th>Secured Cash Match</th>
<th>Secured In-Kind Match</th>
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<tbody>
<tr>
<td>Easement Purchase</td>
<td>$900,000.00</td>
<td>$900,000.00</td>
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<tr>
<td>Stewardship Endowment</td>
<td>$27,000.00</td>
<td>$27,000.00</td>
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<tr>
<td>Appraisal</td>
<td>n/a</td>
<td>$40,000.00</td>
<td>-</td>
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<tr>
<td>Transactional &amp; Due Diligence Costs</td>
<td>$73,000.00</td>
<td>-</td>
<td>$20,000.00</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>$1,000,000.00</strong></td>
<td><strong>$967,000.00</strong></td>
<td><strong>$20,000.00</strong></td>
</tr>
</tbody>
</table>
Local AGZ Eligibility

- Privately owned
- In working lands use (agriculture, horticulture, forestry)
- Minimum acreage for forestry = 20 acres
- Minimum acreage for horticulture = 5 acres
- Minimum acreage for agriculture = 10 acres (row crops or pasture)
- Must work with either private conservancy or County government as the easement-holding entity
- All ADFP Trust Fund program requirements must be completed

Local AGZ Grant Funds

- Grant contracts must identify source of cash contributions (match)
- Can be combination of private and County funding
- Grants funds are only expended when cash contributions are secured
- Grantees are limited to the start of the next fiscal year after grant execution to secure contributions
Thanks!

Next Meeting:
July 8, 2024
6:00 PM
King St. Meeting Room

Liz Hanson
Planning Department
ehanson@hendersoncountync.gov