1. **Call to Order:**
Chairman Melba Matthews called the June 22, 2021 meeting of the Agricultural Land Preservation Board (ALPB) to order at 2:07 p.m.

The following Board Members were in attendance: Chairman Melba Matthews, Members Eli Silberman, Bill Covaleski, Richard Abbott, Amy McKenna and Nelson Beam.

Absent was Vice-Chairman Donald Cairns and Members Duane Hershey and John Diament.

Staff Present: Dave Stauffer, Geoffrey Shellington, Sue Goughary and Evan Martin.

Visitors: Brian Dodd, Kristen Webber (Frog Hollow Farm and Partners Creating Community) and Mark Doberenz (Green Lion Breads)

2. **Public Comment:** Brian Dodd, Kristen Webber and Mark Doberenz attended the June meeting to discuss their proposed rural enterprise on preserved land at 165 Miller Road in Phoenixville, Chester County. Brian and Kristen are former social workers who through their experience found that there was a void of opportunities for adults who are “aging out” of the available government programs. They co-founded the non-profit Partners Creating Community. Their mission is to provide long-term, meaningful employment for adults with intellectual and developmental disabilities as well as those with special mental health needs while providing a therapeutic community in which they can live and thrive. Frog Hollow Farm and Partners Creating Community have partnered with Green Lion Breads and Heart Stone Coffee to grow and process crops and grains on the farm that can be harvested and used by the residents to provide coffee, artisan breads and baked goods, pesto, jams and honey (just to name a few) to be sold in local stores and farmer’s markets as well as on the farm. Their proposal is to convert and expand the current barn on the property to be used as a processing station to clean, prepare and process the fruits, vegetables, grains and anything else grown on the farm to maximize the agriculture use of the space. The goal is to provide employment opportunities for those in need while giving them a sense of independence and accomplishment through teaching them the importance of agriculture and community. Therefore they have asked the Board to review and
consider the rural enterprise application to allow for the barn conversion into a processing station (commercial kitchen). The matter was further discussed by the Board in Executive Session.

3. **Approval of Minutes:** The Board meeting minutes from May 25, 2021 were approved as written. A motion was made by Amy McKenna, seconded by Bill Covaleski. Motion carried.

4. **State Ag. Easement Program – Status Report:**

   *2016 Round*

   McElhenny, David – Settled Easement – Honey Brook
   Newswanger, Larry – Offer Accepted – Sadsbury

   *2018 Round*

   Angelo J. Zunino Limited Partnership – Settled Easement – New Garden
   Hendricks, Louise – Offer Extended – East Marlborough
   Kelsall, Virginia – Settled Easement – Newlin
   Martin, Thomas, Helen & Barbara – Offer Accepted – West Marlborough
   Morelli, Thomas – Revised Offer Accepted – East Nantmeal
   Petersheim, Christ & Martha – Settled Easement – West Caln
   Smullen et al. – Offer Accepted – Lower Oxford Township

   *2019 Round*

   Beiler, Elam & Lydia – Offer Accepted – West Sadsbury
   Buchanan, John S. – Settled Easement – Elk
   Brown Partnership – Offer Extended – Penn
   Cole, Mark & Claudia – Settled Easement – Penn
   DiPierro, Joseph & Sonia/Schofield, Michelle – Settled Easement – West Fallowfield
   Donze, George & Jane – Offer Accepted – East Marlborough
   High, Corrine – Offer Rejected – North Coventry
   King, Daniel & Rachel #2 – Offer Accepted – Lower & Upper Oxford
   King, David & Katie – Settled Easement – Lower Oxford
   Martin, Phillip – Offer Extended – Lower Oxford
   Miller, Benuel & Hannah – Offer Accepted – East Nantmeal
   Ramsey, Stewart & Wendy – Settled Easement – Upper Oxford
   Robinson, Howard & Janet – Offer Rejected – Upper & Lower Oxford
   Stauffer, Terry & Nancy – Offer Accepted – West Fallowfield
   Stoltzfus, Daniel F. & Sadie – Offer Accepted – Honey Brook
   Stoltzfus, Emanuel & Fannie – Offer Accepted – West Nantmeal
   Stoltzfus, Jonas & Deborah #2 – Settled Easement – Honey Brook
   Stoltzfus, Jonas & Annie – Settled Easement – West Nottingham
   Wickersham, Earle – Settled Easement – Newlin & East Marlborough
   Wickersham, George – Settled Easement – Pocopson
   Wickersham, Sam – Settled Easement – Newlin & Pocopson

   *2020 Round*

   Estate of Barbara A. Althouse – Offer Accepted – West Fallowfield Township
5. Challenge Grant Program – Status Report:

CHALLENGE GRANT PROGRAM – STATUS REPORT

*2019 Round*

Lukas, Gregory & Patricia – Offer Accepted – Honey Brook
Nugent, Theodore and Timothy – Offer Accepted – Elk
Sheppard, Jonathan – Offer Accepted – London Grove
Springsteen, Susan – Offer Accepted – West Nantmeal and Honey Brook
Spring Hope Family, LP – Offer Accepted – East Nottingham

6. Executive Session

a. Rural Enterprise Application discussion
b. Real Estate: Appraisals (1)
c. Financial Update by Geoff Shellington

Rural Enterprise Application - After a lengthy discussion by the Board during Executive Session, a motion was made by Eli Silberman, seconded by Nelson Beam, to approve the Rural Enterprise application submitted by Brian Dodd, Kristen Webber and Mark Doberenz. Motion carried.

7. Updates and Other Business. Geoff Shellington gave a brief update to the Board that our department is about 2 weeks out from the annual “mass mailing” sent to all landowners that qualify for the Farmland Preservation Program. This year’s mailing will be sent to about 800 potential applicants and will include information about the program and an application for the program.

8. Adjournment:
ALPB Meeting adjourned at 3:26 p.m. A motion to adjourn was made by Bill Covaleski, seconded by Amy McKenna. Motion carried.